



Town of Arlington Community Development Block Grant
Substantial Amendment of the
2020-2024 Consolidated Plan
and
Annual Action Plan for Program Year 46
July 1, 2020 – June 30, 2021

Town of Arlington Department of Planning and Community Development

August 6, 2020

Executive Summary

SECTION I: EXECUTIVE SUMMARY - 24 CFR 91.200(c), 91.220(b)

Introduction

Every five years, the U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to develop a Consolidated Plan to assist in determining community needs and establishing affordable housing and community development priorities. This *2020-2024 Consolidated Plan* serves as the strategic plan for allocating federal funds to maximize positive impact for low and moderate-income persons.

The Town of Arlington, as an entitlement community for Community Development Block Grant (CDBG) funds, has undertaken a community-wide dialogue in the development of this Consolidated Plan. The Town, as a member of the North Suburban HOME Consortium, further assisted in the development of the Consortium's Consolidated Plan, which identifies the regional Affordable Housing needs and priorities.

The Consolidated Plan consists of the following Sections:

- The **Process** describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders on community conditions and needs.
- The **Needs Assessment** analyzes needs related to affordable housing, special needs housing, community development and homelessness.
- The **Market Analysis** examines demographics, the supply of affordable units, the regional housing market and other conditions that impact community needs and the programs that address these needs.
- The **Strategic Plan** identifies specific goals for each jurisdiction based on the highest priority needs informed by the Needs Assessment, Market Analysis, and extensive consultation with community groups and citizens.

For the first year of the Consolidated Plan, the Town of Arlington has been awarded \$1,121,767 in Community Development Block Grant funds from the U.S. Department of Housing and Urban Development for Program Year 46, operating between July 1, 2020 and June 30, 2021. The Program Year 46 Annual Action Plan is included within this document and builds off of the Strategic Plan for the first year of the Consolidated Plan.

The Annual Action Plan includes the following contingency language outlining the Town's funding plan, should it receive far more or less than estimated. This annual funding recommendation is based on an estimation of funding available to the Town and subject to an increase or decrease, depending on federal allocations. Were the Town to receive less than the estimated allocation, the CDBG Subcommittee will review applications to calculate a possible reduction in their funding allocation. Were the Town to receive more than the estimated amount, the CDBG

Subcommittee would suggest that the additional money will be allocated potentially reassessing the funding available for public service activities within the statutory limit. Should CDBG funding be eliminated, the Town will consider a plan to address service and programming impacts.

It is anticipated that CDBG funds from prior program years will be reprogrammed to be utilized during Program Year 46. As of May 15, the Town has not determined the amount of funds to be reprogrammed, but will undertake a substantial amendment at the appropriate time of the Annual Action Plan.

Summary of the objectives and outcomes identified in the Plan

The primary objective of HUD’s Entitlement Programs is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Four priority needs were identified with goals corresponding to those needs. The priority needs were determined by review of data, community meetings, public and stakeholder engagement, and NSC member consultations.

NSC Consortium Priority Needs:

Affordable Housing – There is a continuing need for the development of affordable owner-occupied and rental housing, rehabilitation of existing housing to ensure affordability and livability, and support to homebuyers. The escalating housing costs in the Greater Boston area have exacerbated an affordable housing crisis among low- and moderate-income households. The NSC communities have prioritized the creation and preservation of affordable housing, including development of affordable rental and owner-occupied housing, as a strategy to address escalating housing costs for low- and moderate-income households.

Town of Arlington Priority Needs:

Economic Development – There is a need to provide economic opportunities to low- and moderate-income residents through redevelopment or investment in commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base.

Public Facilities, Infrastructure and Parks – The Town of Arlington has identified a need to improve Town parks, public facilities, and infrastructure to address accessibility, climate resiliency, and other needs disproportionately affecting low- and moderate-income residents. Investing in the improvement and/or reconstruction of Town infrastructure, public facilities, neighborhood facilities, parks and open spaces is essential to improving the quality of life for low- and moderate-income residents. In addition, the Town is committed to ensuring environmental resiliency, specifically through flood drainage improvements in low- and moderate-income neighborhoods.

Public Services – The Town of Arlington is focused on addressing the needs of low- and moderate-income residents, particularly children, seniors, domestic violence survivors, people with disabilities, and other low- and moderate-income populations. The Town will prioritize needs for investment in public and human services, which includes a suite of public and private agencies dedicated to issues such as food insecurity, transportation for seniors and people with disabilities, accessing affordable recreational opportunities, and health care.

Evaluation of past performance

The Town of Arlington is responsible for ensuring the compliance with all regulations associated with the Community Development Block Grant program; the Malden Redevelopment Authority is responsible for ensuring compliance with all regulations associated with the HOME Investment Partnership program. The Town's Annual Action Plans and associated Consolidated Annual Performance and Evaluation Reports (CAPERs) provide the specifics of projects and programs undertaken by the Town. During the prior Consolidated Plan period (2015-2019), the Town was successful at investing resources to address priority needs, ensuring compliant implementation of projects and programs, and achieving anticipated outcomes.

The Town will continue to evaluate the performance of its partners, programs, and projects. Through regular ongoing monitoring, the Town will ensure activities are implemented effectively and that the funded activities are addressing community needs. The Town through the Department of Planning and Community Development will continue to evaluate opportunities to ease administrative burdens.

Summary of Citizen Participation Process and Consultation Process

Public Input on Housing and Community Development Needs

The Town of Arlington and the North Suburban Consortium implemented broad-based approach to maximizing Stakeholder and citizen participation for the preparation of the 2020-2024 Consolidated Plan, which also informed the preparation of the Annual Action Plan. These efforts included a stakeholder survey, consultation interviews and focus groups with key stakeholders and community organizations, and a public meeting on February 4, 2020. Further details regarding these consultation efforts are included in the Process section of this plan.

Public Hearing and Comment Period on Draft Plan

The public hearing for both the five-year Consolidated Plan and Program Year 46 Annual Action Plan was held on March 9, 2020, coincident with the 30-day public comment period on the final draft plan. The 30-day comment period on both plans began on February 27, 2020 and ended on March 30, 2020.

Other Hearings Related to Annual Action Plan

An earlier public hearing for the Annual Action Plan was held on January 27, 2020. This public hearing provided an opportunity for the subrecipients to provide a preview of the applications submitted for the first year of the Consolidated Plan. The public hearing also provide an opportunity for the community to provide input on funding for the program year.

Substantial Amendments

To be addressed at the completion of the public comment period.

Summary of public comments

At the January 27, 2020 public hearing, CDBG subrecipients shared information about their projects that are currently underway and future needs, indicating a particularly acute need for funding toward public service activities. Public comments were focused on safety improvements, ADA improvements within public open spaces and recreational facilities, increased housing development and support, continuing to support the needs of subrecipients, the significant support of volunteers, ADA and safety improvements, and workforce development. Comments included an expression of strong interest in using CDBG funding toward visible and tangible improvements that benefit low- to moderate-income households in the community.

At the March 9, 2020 public hearing, we received the following comments on the plan:

1. Whether the Jefferson Cutter House is an eligible activity to utilize CDBG funds (a letter was also received regarding this project during the public comment period);
2. Scholarship programs should be expanded beyond sports to include music or art scholarships;
3. Public infrastructure projects, specifically any roadway projects, should include traffic calming elements; and
4. CDBG funds should be used to improve the energy efficiency of low- to moderate-income households.

Public comments received on the Consolidated Plan were supportive of creating new housing opportunities.

Summary of comments or views not accepted and the reasons for not accepting them

Three comments were not accepted at this time.

The accessibility improvements at the Jefferson Cutter House are an eligible activity. The project represents Phase 2 of the revitalization of Whittemore Park in Arlington, which will improve the accessibility of the Jefferson Cutter House itself, a public museum in a Town-owned and managed building. The comment letter refers to an amphitheater which is not part of Phase 2 of the Whittemore Park Revitalization Project, and is not being funded by CDBG. At its completion, Whittemore Park will be entirely accessible, a dramatic improvement over the current conditions.

The comments on expanding the scholarship programs to include arts and music scholarships and including traffic calming elements are similar requests. The Town of Arlington believes that these are important goals but there is no mechanism for CDBG to fund these goals. Presently, the Arlington Public Schools has a system to offset the fees for sports, one of the largest activity fees assessed in the school system. There is no system to offset the fees for music or participation in arts programs. The recommendation is more appropriately geared toward the Arlington Public Schools, and the CDBG Program will encourage the school system to consider a scholarship program in the future.

Similarly, traffic calming is an element of roadway reconstruction projects that the Town of Arlington values. However, it is not a CDBG eligible activity, unless it was part of a neighborhood revitalization plan, an undertaking that the Town of Arlington is interested in completing and seeking approval for in the future. At the present, the recommendation is best accomplished through the Department of Public Work's street prioritization program, where the Town's Complete Streets Policy is applied.

The Process

SECTION II: THE PROCESS

LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	ARLINGTON	Department of Planning and Community Development

The Department of Planning and Community Development is the agency charged with the administration of the federal CDBG funds for the Town of Arlington. The Department prepares all plans and reports, provides financial oversight, and monitors program compliance.

The Department also represents the Town within the North Suburban Consortium, the administrating entity for federal HOME Investment Partnership program funds.

Consolidated Plan Public Contact Information

Arlington	
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CONSULTATION - 91.100, 91.200(B), 91.215(L)

Introduction

The Town of Arlington, through its Department of Planning and Community Development, engaged in extensive consultations with relevant agencies, organizations, and community-based groups to obtain input on priority needs, recommended strategies, and investment opportunities. The consultations were conducted through a variety of methods including one-on-one interviews, stakeholder sessions, a web-based stakeholder survey, and meetings with a variety of community organizations.

Stakeholder Interviews: In June through October 2019, a series of stakeholder meetings and interviews was conducted to discuss issues and opportunities related to housing and community development needs, as well as fair housing issues, throughout the Town of Arlington and the North Suburban Consortium. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points of view as possible were heard.

Stakeholder Web-based Survey: This survey sought input from housing and community development stakeholders for the purposes of identifying priority needs and providing feedback on the housing and community development conditions in Arlington and the other NSC communities. A total of 34 survey responses were received, consisting of a range of organizations including: city agencies, regional housing agencies, housing providers, lenders, for-profit developers, social service providers and advocate groups, and citizen representatives. The participating agencies included social service providers that support low-income and near-homeless populations to maintain housing and secure available public and private resources. Agencies providing temporary and transitional housing to at-risk population like single mothers, victims of domestic abuse, elderly, people with disabilities and/or mental illnesses etc. were identified and reached out to for information through the survey as well as in-depth interviews.

Public Input Sessions: Three public hearings took place in January 2020, February 2020, and March 2020. The January public hearing focused on gathering input on the Annual Action Plan. The February public hearing focused on gathering input on priority housing and community development needs for the draft Consolidated Plan. The March public hearing focused on collecting public input regarding the draft Consolidated Plan and the Annual Action Plan which were published as draft documents. Public notice of the joint hearing and 30-day comment period was published on February 27, 2020, through the Arlington Advocate, posted on the Town's website, emailed to the list of interested residents, and directly sent to the Arlington Human Rights Commission, the Disability Commission, the Diversity Task Group of Envision Arlington, human service organizations, and the Arlington Housing Authority.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Department of Planning and Community Development, which is responsible for the development of the Consolidated Plan, coordinates many of the planning, community development and housing initiatives within the Town. The Department communicates and collaborates with the relevant Town Departments and independent entities: the Arlington Housing Authority, the Housing Corporation of Arlington, and Human Service providers. The ongoing collaboration enables the coordination of efforts and investments.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Arlington is a member of the Somerville-Arlington Continuum of Care (CoC), which recently merged with the Balance of State CoC. Arlington participates in monthly meetings with service providers including coordinated entry and application process for the Emergency Shelter Grant (ESG). Through attendance at the monthly CoC meetings and participation on CoC subcommittees, the Town is able to direct its efforts as well as programs and services to ensure coordination with the CoC. The Department of Planning and Community Development, in coordination with the CoC, representatives from the Arlington Police Department and Department of Health and Human Services, facilitate the annual Point in Time (PIT) count of unsheltered and sheltered homeless persons. In addition, the Police Department and Department of Health and Human Services conduct weekly outreach to Arlington's homeless population.

The Housing Corporation of Arlington (HCA) is also a participant in the Somerville-Arlington CoC and now the Balance of State CoC and helps coordinate resources for the homeless and at-risk population, and to understand and address the needs. The HCA has two units dedicated to formerly homeless households in the Capitol Square project, and one in the Kimball Farmer House. Four more units are under development at HCA's 20 Westminster Avenue project. HCA's formerly homeless tenants receive social services and assistance from the Somerville Homeless Coalition, a member of the Somerville-Arlington CoC and now the Balance of State CoC. In addition, HCA runs the Homelessness Prevention Fund (HPF) through which it raises 100% private funds from Arlington residents in an Annual Appeal for making small grants to income-eligible households to prevent homelessness. These grants assist with back rent, first month's rent, moving costs, and/or security deposits. The maximum grant is \$1,500. The recipients must show they will be stable for at least six months to receive a grant. HCA raises approximately \$30,000 annually for the program. Since its inception, HCA has provided over 600 grants totaling over one million dollars.

Arlington also has a Director of Veterans' Services or a Veterans' Services Officer (VSO). This department assists Arlington veterans with homelessness prevention or eradication. Through the Massachusetts General Law Chapter 115 program, Arlington helps veterans with a variety

of needs, including providing them with three days of immediate housing in a local hotel. Assistance beyond temporary shelter is coordinated through the New England Center and Home for Veterans where they can access additional benefits, including signing up for HUD’s Veterans Affairs Supportive Housing (VASH) vouchers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Town, through its active participation in the Somerville-Arlington Continuum of Care (CoC) and in the Balance of State CoC, assists in the development of performance standards and helps make decisions for ESG funds. Arlington refers clients to social service providers in the CoC and works with the providers on developing performance standards, policies, and procedures. The CoC maintains fully developed policies and procedures for HMIS administration.

The Arlington-Somerville CoC has merged into the Massachusetts Balance of State CoC in 2020. From Arlington’s perspective, this will be a positive change as this would increase the area to which the Town would be able to refer people who are in need of housing and support.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The following table lists the organizations that Arlington consulted with, or the organization serves the Arlington area but was consulted by another community in the NSC consortium.

Agencies, Groups, Organizations who participated

1		
	Agency/Group/Organization	Arlington Recreation Department
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment

		Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Recreation Department representatives were consulted in a community stakeholders session. This Department runs recreational programs for residents of all ages within the community. The issues identified include regulatory challenges, minimum wage, ADA compliance, inclusiveness of facilities (i.e., bathrooms), and providing efficient staffing to run activities year-long.
2	Agency/Group/Organization	Arlington Youth Counseling Center (AYCC)
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Health Agency Child Welfare Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted during a community stakeholder session. The issues identified were limited personnel, long waitlists, and increased demand of services. The anticipated outcome is increasing school-based consulting, bringing more clinicians into schools to continue the focus on mental health. Identified needs and priorities are for the continued individual and family counseling for Arlington residents whose problems involve children or adolescents ages 3-21. Areas for improved coordination include structural renovations and expand clientele to support those under the age of 60.
3	Agency/Group/Organization	Fidelity House
	Agency/Group/Organization Type	Services-Children Services-Education Services – Narrowing the Digital Divide

		Child Welfare Agency Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted during a community stakeholder session. The following issues were identified: accessibility within the Fidelity House building, the community is unaware of services provided by this agency, agencies do not collaborate with one another creating licensing barriers for staff and transportation. Anticipated outcome is to create better accessibility on the building, and adequate access to transportation.
4	Agency/Group/Organization	Arlington Boys and Girls Club
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services – Narrowing the Digital Divide Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was consulted within a community stakeholder session. Issues identified included: expanded programming for youth, upkeep of structures, and the demand for recreational opportunities. The Town will seek to improve program outreach.
5	Agency/Group/Organization	Housing Corporation of Arlington
	Agency/Group/Organization Type	Housing Services - Housing

		Service-Fair Housing CHDO
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted during a community stakeholder session. Areas for improved coordination include zoning modifications to allow larger structures (higher – building up). Additional areas for improved coordination include timing of HOME funds, other public resources, and the Environmental Review timeframe. The anticipated outcome is a continued focus on affordable housing development.
6	Agency/Group/Organization	Arlington Health and Human Services Department
	Agency/Group/Organization Type	Services-Elderly Services-Housing Services-Homeless Services-Health Health Agency Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Market Analysis Homelessness Strategy Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This town department was consulted during a community stakeholder session. An area for improved coordination is to create an outreach plan and designating a specific person to coordinate that. An anticipated outcome of the consultation is to receive funding to formalize the position. The consultation process will result in the establishment of housing priorities and CDBG funding allocations consistent with

	<p>Member Community Needs. Specifically for the Council on Aging, the Town of Arlington consulted with the Arlington Council on Aging (COA) for the Housing Production Plan and continues to do so with the Housing Plan Implementation Committee.</p> <p>The COA was consulted for input on needs of elderly homeowners, renters, and those at risk for homelessness. This consultation created a new opportunity to expand the departments involved in HUD's Point in Time unsheltered homeless count which made the resources available stronger and also expanded the awareness of homelessness in town. Consultations included exploration of innovative elderly housing. Additional issues identified include the need for support to elders to maintain housing stability, the growing issue of hoarding, and the number of elders at risk of homelessness as their long-term rental housing costs rise significantly due to an escalating market. The anticipated outcome is an assessment of opportunities to increase linkages between providers and housing developers.</p> <p>The Health Department enforces 105 CMR 410.000: Minimum Standards of Fitness for Human Habitation (State Sanitary Code, II) and the Lead Code. Once contacted by a resident, the Board of Health conducts a lead determination if there is a child under the age of six residing at a property. An inspector tests painted areas in the home to determine if lead is present. If a positive result is found, then the Lead Inspector orders the owner of the property to bring the home into compliance. In the past year the Health Department has conducted four home inspections and issued orders to owners for compliance.</p> <p>The Health Department is also a partner in addressing homelessness in Arlington and is spearheading a committee to address homelessness in Arlington. Coordination with this department helps to better understand the challenges of lead and homelessness here in Arlington. The CDBG Administrator will continue to work closely with this department to remain updated on these challenges in the community, along with general needs of all Arlington residents that could be</p>
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		addressed through CDBG.
7	Agency/Group/Organization	Arlington Police Department
	Agency/Group/Organization Type	Other government – Local Civic Leader
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Department was consulted during a community stakeholder session. Specifically, the consultation was with the Police Chief and the Mental Health Clinician. Areas for improved coordination are working with the homeless population to get individuals housing and services.
8	Agency/Group/Organization	Somerville-Arlington Continuum of Care
	Agency/Group/Organization Type	Continuum of Care Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Homeless Needs – Chronically homeless Homeless Needs – Veterans Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CoC was consulted during a community stakeholder session. Anticipated outcomes are CoC moving to broader coverage and regionalizing housing support efforts. Arlington is a member of the Somerville-Arlington Continuum of Care, which merged with the Balance of State CoC in December 2019. The town participates in monthly meetings with service providers. The Somerville Homeless Coalition provides homeless and near homeless individuals, including the elderly,

		with support services and housing solutions. This continued relationship ensures Arlington has a potential resource for financing for affordable units for homeless individuals, should the town have an opportunity to create such a space.
9	Agency/Group/Organization	Town of Arlington - Energy Efficiency
	Agency/Group/Organization Type	Other government – Local Business and Civic Leaders Resiliency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The staff member was consulted during a community stakeholder session. Areas for improved coordination are working with residents and landlords to connect to energy efficient programs. Anticipated outcomes are continuing to work with the community to create best practices for energy equity.
10	Agency/Group/Organization	Town of Arlington – Environmental
	Agency/Group/Organization Type	Other government – Local Business and Civic Leaders Resiliency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planner was consulted during a community stakeholder session. The Environmental Planner focuses on climate adaptation and opportunities to utilize public space for building resiliency. Anticipated outcomes include supporting an appropriate resiliency projects and leveraging state and private resiliency and climate adaption funding and CDBG funding.

11	Agency/Group/Organization	Arlington Public Health Director
	Agency/Group/Organization Type	Services-Health Health Agency Other government – Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Public Health Director was consulted during a community stakeholder session. The Public Health Director focuses on the public health of the community through regulatory enforcement, environmental health, communicable disease prevention, and emergency preparedness. Issues identified were gaps in services for clients across all age groups and inadequate staffing to complete the necessary work.
12	Agency/Group/Organization	Mystic River Watershed Association
	Agency/Group/Organization Type	Planning organization Regional organization Resiliency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted as part of a community stakeholder session. The agency focuses on the whole Mystic River watershed and specifically on greenways and building resiliency. Anticipated outcomes include supporting an appropriate resiliency projects within the watershed.
13	Agency/Group/Organization	MetroNorth Workforce Development Board
	Agency/Group/Organization Type	Regional organization Services - Employment

	What section of the Plan was addressed by Consultation?	Non-Housing Needs Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted one on one. The agency provides career and employment services to people who are unemployed or looking for better jobs, as well as employers who are looking for employees. Anticipated outcomes include aligning the needs of businesses with the needs of job seekers.
14	Agency/Group/Organization	Minuteman Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through an in-person session held on June 19, 2019.
15	Agency/Group/Organization	North Suburban Consortium
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Arlington consulted with adjacent communities in the North Suburban Consortium including, Chelsea, Everett, Malden, Medford, Melrose, Revere, and Winthrop, Massachusetts. Consultation occurred during monthly meetings held during the planning process. The consultation process helped shape housing priorities and HOME funding allocations, especially in work on affordable housing in town.

Identify any Agency Types not consulted and provide rationale for not consulting

The North Suburban Consortium reached out to RCN for consultation; however, no response was received. The NSC Consultation Questions document used by each jurisdiction as a general guide during consultation included what challenges organizations faced regarding broadband availability and narrowing the digital divide; however, these questions did not generate much input among the organizations consulted.

Additionally, the Arlington Housing Authority was also reached out to for consultation; however, no response was received. The North Suburban Consortium held a consultation session with many housing authorities within the consortium where key issues for housing authorities were identified and discussed. The Housing Corporation of Arlington, a local non-profit affordable housing developer, was consulted as part of the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Local / Regional / Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Somerville	The Town, through its active participation in the Somerville-Arlington Continuum of Care (CoC) and now with the Balance of State CoC, assists in the development of performance standards and helps make decisions for ESG funds. Arlington refers clients to social service providers in the CoC and works with the providers on developing performance standards, policies, and procedures. The CoC maintains fully developed policies and procedures for HMIS administration. The Arlington-Somerville CoC merged into the Balance of State CoC in late 2019. From Arlington's perspective, this is a positive change as this would increase the area to which the Town would be able to refer people who are in need of housing and support.
Arlington Housing Production Plan	Town of Arlington	The Housing Production Plan identifies the town's goal to create additional housing opportunities and strategies to achieve this goal including amending zoning, leveraging opportunities and funding, and supporting local developers. This plan will expire in 2021.
Arlington Master Plan	Town of Arlington	The Arlington Master Plan, adopted in 2015, is the guiding document for the community. The Master Plan identifies goals and actions relative to land use, housing, economic development, traffic and circulation, historical and cultural resource areas, natural resources and open space, and public facilities and services. It is likely that the town begin updating the Master Plan during the 5-year lifetime of this Consolidated Plan.
Municipal Vulnerability Planning Report	Town of Arlington	The Municipal Vulnerability Planning effort identified the top priority is addressing flooding in the Mill Brook Corridor, but also focuses on resiliency projects throughout Arlington.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

During the Consolidated Planning process, the Town of Arlington sought input and guidance from all of the major housing, health, mental health and service agencies. Arlington's key constituencies and entities also contributed to this process. As members of the Somerville-Arlington Continuum of Care, which merged into the Balance of State Continuum of Care, and the regional North Suburban HOME Consortium, the Town of Arlington plans and implements key housing and homeless initiatives on a regional basis.

The Town of Arlington coordinated the development of the Consolidated Plan through its participation in two regional efforts: public hearings and web-based survey. The implementation of the Consolidated Plan's strategies will be coordinated with regional efforts while responding to the identified needs of Arlington's low- and moderate-income persons.

CITIZEN PARTICIPATION

Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting

The Town, through the Department of Planning and Community Development, implemented a broad-based approach to maximizing citizen participation and input into the identification of priority needs and investment strategies to address those needs. Citizen participation efforts three public meetings and a 30-day period for public comment. Input from this extensive participation process was utilized to establish the funding priorities for CDBG funds.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Non-English Speaking - Specify other language: Spanish, Chinese	Legal ads were posted in the local newspaper, and multiple non-English speaking newspapers.	No comments were received.	No comments were received. All applications were accepted.	
Public Hearing – January 27, 2020	Non-targeted/broad community/ CDBG subrecipients	The Select Board held a public hearing January 27, 2020 to receive proposals for use of funds for program. The Select Board thanked everyone for their attendance and information. They let everyone know that the next step would be for the CDBG subcommittee to meet to discuss funding and that once the funding	Comments were focused on continuing to support the needs of subrecipients, the significant support of volunteers, ADA and safety improvements, and workforce	All comments were accepted.	https://arlington.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=980&MinutesMeetingID=651&dotype=Agenda https://acmi.tv/vid

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		decisions were made, the CDBG administrator would bring back those recommendations to the Select Board for approval and movement to Town Meeting for final approval.	development.		eos/select-board-meeting-january-27-2020/
Public Hearing – February 4, 2020	Broad community – Town of Arlington	The attendance was low; however, the response from the community was strong that CDBG funding should be used toward visible and tangible improvements that benefit low- to moderate-income households in the community.	Comments were focused on safety improvements, ADA improvements within public open spaces and recreational facilities, and increased housing development and support.	All comments were accepted.	https://www.arlingtonma.gov/Home/Components/News/News/9945/3988?backlist=%2fdepartments%2fplanning-community-development%2fcommunity-development-block-grants-cdbg
CDBG Subcommittee Meetings	All residents	CDBG Subcommittee meetings were held on February 7 and February 13, 2020 in the Town Hall. The Town Manager, two members of the Select Board, the Director of the Planning and Community Development Department, the CDBG Administrator, and three residents, make up the CDBG Subcommittee. Two Members of the public attended. We did	Several comments were received.	All comments were accepted.	https://www.arlingtonma.gov/town-governance/all-boards-and-committees/cdbg-sub-committee

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		not receive any further verbal or written comments from the public.			
Internet Outreach	All residents	The Draft Consolidated Plan and Annual Action Plan for Program Year 46 was available to read on the Town website. The website also notified readers of the deadline to submit public comment.	One letter was received questioning the validity of one of the activities.	This comment was not accepted. The project represents Phase 2 of the revitalization of Whittemore Park in Arlington, which will improve the accessibility of the Jefferson Cutter House itself, a public museum. The comment letter refers to an amphitheater which is not part of Phase 2 of the Whittemore Park Revitalization Project, and is not being funded by CDBG. At its completion, Whittemore Park will be entirely accessible, a dramatic improvement over the current conditions.	https://www.arlingtonma.gov/Home/Components/News/News/10005/3988?backlist=%2fdepartments%2fplanning-community-development%2fcommunity-development-block-grants-cdbg
Newspaper Ad	All residents	The Draft Consolidated Plan and Annual Action Plan for Program Year 46 was available to read and comment on in the Planning and Community Development Department in Town Hall. The legal notice announced the availability of the plan through the local newspaper.	See above.	See above.	n/a
Public Hearing	Non-targeted/	A public hearing was held on	Several comments	Three comments were not accepted at this time. The	https://www.arling

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
– March 9, 2020	broad community/ CDBG subrecipients	March 9, 2020. Five members of the public were in attendance. The Interim Community Development Program Manager made a presentation and offered those in attendance the opportunity to provide comment or ask questions.	were received.	<p>accessibility improvements at the Jefferson Cutter House are an eligible activity. The project represents Phase 2 of the revitalization of Whittemore Park in Arlington, which will improve the accessibility of the Jefferson Cutter House itself, a public museum. The comment letter refers to an amphitheater which is not part of Phase 2 of the Whittemore Park Revitalization Project, and is not being funded by CDBG. At its completion, Whittemore Park will be entirely accessible, a dramatic improvement over the current conditions.</p> <p>The comments on expanding the scholarship programs to include arts and music scholarships and including traffic calming elements are similar requests. The Town of Arlington believes that these are important goals but there is no mechanism for CDBG to fund these goals. Presently, the Arlington Public Schools has a system to offset the fees for sports, one of the largest activity fees assessed in the school system. There is no system to offset the fees for music or participation in arts programs. The</p>	tonma.gov/Home/Components/Calendar/Event/23643/18?curm=3&cury=2020

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>recommendation is more appropriately geared toward the Arlington Public Schools, and the CDBG Program will encourage the school system to consider a scholarship program in the future.</p> <p>Similarly, traffic calming is an element of roadway reconstruction projects that the Town of Arlington values. However, it is not a CDBG eligible activity, unless it was part of a neighborhood revitalization plan, an undertaking that the Town of Arlington is interested in completing and seeking approval for in the future. At the present, the recommendation is best accomplished through the Department of Public Work's street prioritization program, where the Town's Complete Streets Policy is applied.</p>	
Newspaper Ad	All residents	The Substantial Amendment for the Consolidated Plan and Annual Action Plan for Program Year 46 was available to read and comment on via the Planning and Community Development Department website. The legal notice announced the availability of	TBD	TBD	TBD

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		the substantial amendment through the local newspaper.			
Internet Outreach	All residents	The Substantial Amendment of the Consolidated Plan and Annual Action Plan for Program Year 46 was available to read on the Town website. The website also notified readers of the deadline to submit public comment.	TBD	TBD	TBD
Direct Outreach	All residents CDBG Subrecipients Other stakeholders identified in CPP	The Substantial Amendment of the Consolidated Plan and Annual Action Plan for Program Year 46 made available through the Town Notice email system, which has over 6,000 subscribers from the Town of Arlington and beyond. Direct outreach was made to CDBG Subrecipients and other stakeholders identified in the Citizen Participation Plan.	TBD	TBD	TBD

Needs Assessment

SECTION III: NEEDS ASSESSMENT

Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development, and homelessness. Furthermore, it identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Specific detail and data regarding the Town of Arlington's housing needs is available in the North Suburban Consortium's 2020-2024 Consolidated Plan.

The Town of Arlington is categorized by the Metropolitan Area Planning Council as a Streetcar suburb, comprised of village- and transit-oriented residential neighborhoods with a mix of single-family homes, 2-4 family houses, and mid-sized multifamily housing. Arlington has little raw land so new growth occurs through limited redevelopment, infill, and expansion of existing structures. The Town's convenient access to employment centers in Boston and Cambridge attracts highly educated and skilled homebuyers and renters. This desirability has resulted in a significant increase in housing values and median rents. Continued housing market pressure could greatly impact the fabric of Arlington's neighborhoods as more traditionally affordable units and non-residential properties are converted to market rate housing.

The main goals that emerged from the [2016 Arlington Housing Production Plan](#) is that (1) Arlington is an economically diverse place, (2) housing prices are increasing faster than incomes, (3) housing stock is older and in need of updating, and (4) there is unmet demand for housing both in terms of number of units, type, and affordability.

The CDBG program operates under federally-established income limits. Arlington is the direct recipient of CDBG funds. These limits are based on median family income for the Boston-Cambridge-Quincy Metropolitan Statistical Area (MSA), currently defined as Essex, Middlesex, Norfolk, Plymouth, Suffolk, and Rockingham counties, and are adjusted annually.

Generally, very low-income refers to incomes at or below 30% of AMI; low-income refers to incomes between 31 and 50% of AMI; moderate-income refers to incomes between 51 and 80% of AMI; all adjusted for family size. The CDBG program targets low- and moderate-income beneficiaries.

The Town of Arlington and the NSC communities are all part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area. Based on HUD's FY 2019 Income Limit Summary for this area, the Median Family Income (MFI) is \$113,300. The following table provides the current income limits subject to annual adjustments by HUD.

FY 2019 HUD Income Limits for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

Household Size	30% of Median Extremely Low Income	50% of Median Very Low Income	80% of Median Low Income
1	\$24, 900	\$41,500	\$62,450
2	\$28,450	\$47,400	\$71,400
3	\$32,000	\$53,350	\$80,300
4	\$35,550	\$59,250	\$89,200
5	\$38,400	\$64,000	\$96,350
6	\$41,250	\$68,750	\$103,500
7	\$44,100	\$73,500	\$110,650
8	\$46,950	\$78,250	\$117,750

Source: U.S. Department of Housing and Urban Development (HUD), effective June 28, 2019

<https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>

Non-Housing Community Development Needs – 91.215 (F)

Non-housing community development covers a broad range of needs, including public facilities, infrastructure and transportation, human services, and neighborhood services. These needs are primarily addressed by a broad range of funding sources, supplemented with targeted HUD funding. Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups.

Describe the jurisdiction's need for Public Facilities and Improvements:

Arlington has a strong commitment to funding public facilities and improvements, especially ADA improvements. For many years, the Arlington Department of Public Works curb cut ramp and sidewalk improvement project has been funded and will continue to be funded to bring curb cut ramps into compliance with ADA requirements. In 2019, the Town completed an ADA Self-Evaluation and Transition Plan to identify future ADA improvement projects that will need to be funded. CDBG funds can be used to leverage funds available through other grant opportunities and Town funding sources.

Arlington plans to commit CDBG funds to the reconstruction of the Edith M. Fox Branch of the Arlington Public Library. The Library needs significant upgrades to ensure accessibility. The Library Trustees are considering a new building which may include other uses, including community meeting space and affordable housing. The CDBG funds can be used to leverage other available funding sources, such as the Massachusetts Board of Library Commissioners. Similarly, Arlington plans to commit funds to improve other public facilities, such as toward the capital improvements needed at Fidelity House, one of Arlington's public service providers.

Arlington also commits to funding parks and recreational facilities that benefit low-to-moderate income households. Improvements to parks and recreational facilities include accessible paths and equipment. CDBG funds can be used to leverage funds available through other grant opportunities and Town funding sources.

Arlington is committed to appropriating funds that ensure environmental resiliency, specifically through flood drainage improvements. CDBG and other funding sources will be used to improve flood drainage in areas that will benefit low- to moderate-income households.

How were these needs determined?

These needs were determined through stakeholder focus groups and through existing policy and plans. For example, the Municipal Vulnerability Assessment informed the desire to commit funds toward resiliency projects.

Describe the jurisdiction's need for Public Services:

The Town dedicates 15 percent of each CDBG grant to public and human services, which includes a suite of public and private agencies dedicated to issues such as food insecurity, transportation for seniors and people with disabilities, accessing affordable recreational opportunities, and health care. In the future, the Town will continue to fund these types of programs for low-to-moderate income clients and households through the variety of public service providers in the community.

In the future, expanding transportation options and making transportation options more accessible is important for the Town. Once completed in 2020, the Town's Sustainable Transportation Plan will help guide future improvements, implementing more equitable transit options, and improved coordinate human service transportation planning.

The Town would also like to expand housing assistance services for low-to-moderate income clients and households. This might include pairing CDBG funds with HOME funds, as well as other applicable funding sources, to increase the available funds for down payment assistance or a buy down program.

In a new area, the Town of Arlington would like to allocate CDBG funds for economic development in the future in order to offer programs aimed at revitalizing commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base. In particular, consideration of a workforce development grant program would be appropriate. With this program, employers will apply to the Town for grants that they could use to educate and train new or prospective employees who are Arlington residents making a low-to-moderate income. In addition, the Town would like to further the goals of supporting local entrepreneurs who operate microenterprises with technical assistance programs to support with start-up, operational, and training needs.

How were these needs determined?

These needs were determined through stakeholder focus groups and through existing policy and plans. Specifically related to future economic development initiatives, local financial institutions were consulted with to understand the needs of their low-to-moderate income clientele.

Market Analysis

SECTION IV: MARKET ANALYSIS

Overview

Consistent with HUD's objectives, the Town of Arlington has prioritized the expansion of economic opportunity, the availability of safe, decent, affordable housing, and creation of suitable living environments. An analysis of the existing market and community data supports the Town's investment in preserving and producing affordable housing, improving the condition of existing housing stock, retaining and expanding its employment base, and investing in public facilities, parks, and infrastructure.

The housing market data clearly demonstrates the lack of sufficient safe, affordable housing stock. An analysis of median contract rents show a substantial increase in rents from 2009-2017. The median rent increased 22%, reaching a high median rent of \$1,453. The lack of affordable housing is even more acute on the housing value/homeownership front. The median home value increased by over 15% in the 2009-2017 period. The median value of \$577,600 (ACS 2013-2017) has made homeownership unachievable for low- and moderate-income households. The data supports a recurring theme, which is that many people who grew up in Arlington can no longer afford to live in Arlington.

More data and information regarding Arlington's Housing Market Analysis is available in the North Suburban HOME Consortium's Consolidated Plan.

NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

ARLINGTON

Like much of the Metro-North region, the Town of Arlington's labor force has benefited from the national economic recovery and Boston's economic growth. With a civilian labor force of 25,630, Arlington has a relatively low unemployment rate of 3.76% for adults over the age of 25 (ACS 2011-2015). Indeed, Arlington's unemployment rate is lower than most of the NSC Member Communities.

Average commute time is perhaps the best indicator of Boston's impact on Arlington's employment statistics. 54% of Arlington's employed residents travel more than 30 minutes to work, suggesting residents are commuting into Metro-Boston. While Metro-Boston provides employment opportunities, Arlington recognizes the importance of local economic growth on tax revenue and the Town's financial stability.

Local economic growth has been identified as a priority need throughout the Consolidated Plan process. The Town, through its Planning Department, seeks an environment that is "conducive to growing and attracting businesses in order to strengthen and revitalize the Town's neighborhoods and communities and to stabilize and transform our physical, social, and economic environment". CDBG funds are a critical resource that can support business growth through direct financial assistance, commercial property improvements, and infrastructure upgrades.

The Town along with all NSC member communities is served by the Metro-North Regional Employment Board (REB). The REB is a "public-private partnership whose mission is to enable area residents to gain the skills to maximize their economic sufficiency and provide employers with the workforce they need to effectively compete in the changing world economy". The REB charters two career centers, both operated by Middlesex Community College. Initiatives of the REB are supported by local programs that aim to bolster English language skills, family stability, education, and employment readiness.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	17	0	0	0	0
Arts, Entertainment, Accommodations	1,935	0	9	0	0

Construction	601	0	3	0	0
Education and Health Care Services	5,773	0	27	0	0
Finance, Insurance, and Real Estate	1,901	0	9	0	0
Information	1,120	0	5	0	0
Manufacturing	1,075	0	5	0	0
Other Services	748	0	4	0	0
Professional, Scientific, Management Services	4,513	0	21	0	0
Public Administration	0	0	0	0	0
Retail Trade	1,726	0	8	0	0
Transportation and Warehousing	300	0	1	0	0
Wholesale Trade	653	0	3	0	0
Total	20,362	0	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer – Household Dynamics (Jobs)

Labor Force

The tables below reflect labor force data, including the number employed and unemployment rate in the civilian labor force, and the number of people employed in various occupations by sector from the American Communities Survey. The tables also illustrate that most workers—54%—commute more than 30 minutes to work daily.

Total Population in Civilian Labor Force

Total Population in the Civilian Labor Force	25,630
Civilian Employed Population 16 years and over	24,435
Unemployment Rate	4.58%
Unemployment Rate for Ages 16-24	7.25%
Unemployment Rate for Ages 25-65	3.76%

Source: 2011-2015 ACS

Occupations by Sector

Occupations by Sector	Number of People	Median Income
Management, business and financial	10,730	
Farming, fisheries, and forestry	690	
Service	1,275	
Sales and office	4,155	
Construction, extraction, maintenance and repair	625	
Production, transportation and material moving	495	

Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,510	46%
30-59 Minutes	10,125	45%
60 or More Minutes	2,095	9%
Total	22,730	100%

Source: 2011-2015

Education

Educational Attainment

Educational Attainment	In Labor Force		Not in Labor Force	Unemployment Rate
	Civilian Employed	Unemployed		
Less than high school graduate	165	40	215	25%
High school graduate (includes equivalency)	1,765	105	445	5%

Some college or Associate's degree	2,885	165	545	5%
Bachelor's degree or higher	16,730	665	2,025	3%

Source: 2011-2015 ACS

Educational Attainment by Age

Age	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4	15	10	145	595
9th to 12th grade, no diploma	165	45	55	155	345
High school graduate, GED, or alternative	390	445	325	1,540	2,175
Some college, no degree	455	505	505	1,340	845
Associate's degree	45	175	275	785	365
Bachelor's degree	680	2,530	2,140	4,055	1,320
Graduate or professional degree	35	2,220	3,515	5,000	1,415

Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,135
High school graduate (includes equivalency)	38,103
Some college or Associate's degree	41,138
Bachelor's degree	63,391
Graduate or professional degree	80,650

Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the ACS data, the two highest percentages of jobs exist within the following sectors: Education and Health Care Services (27%) and Professional, Scientific, Management Services (21%). The major occupation by sector is overwhelmingly Management (business and financial) followed by Sales and Office.

The Massachusetts Office of Labor and Workforce Development tabulates employment and wage statistics for Workforce Investment Areas. The Metro-North WIA includes the NSC as well as other regions of Metro-North Boston. The largest occupation is Professional and Technical Services, followed by Management, Sales, and Healthcare.

In terms of projected growth for the Metro-North WIA by 2024, the Office of Labor and Workforce Development projects that the health care and social assistance industry will add nearly 10,283 jobs and the industry category of professional, scientific and technical services will add 4,284 jobs. The accommodation and food services industry is projected to add 1,927 jobs, while educational services are projected to add 1,375 jobs by 2024.

https://masshiremetronorth.org/regionaldata/#_localplan/

Describe the workforce and infrastructure needs of the business community:

The manufacturing industry has identified a critical need for new workers to replace older, highly-skilled workers who are about to retire. The Advanced Manufacturing sector presents numerous career pathway opportunities for the region's residents to enter into a growing sector. The industry offers a variety of positions that either requires a high school diploma or equivalent, associate's degree, or bachelor's degree.

The healthcare industry has the second highest employment in the Metro-North, under the Professional, Technical, and Scientific industry, with 57,739 workers employed in the region. When compared to the state as a whole, the location quotient for healthcare (the Healthcare and Social Assistance Industry Sector) in the Metro-North region is .77 (13.8% of Metro-North's employment). Private hospitals, physician offices, nursing care facilities, and home healthcare services have the highest number of jobs in the Metro-North region within the healthcare industry. Home Health Care Services added the highest number of jobs from 2013 to 2015. The sheer volume of employment in the healthcare sector virtually demands an REB focus on the healthcare industry. Further, the growing number of retirees in the healthcare workforce in combination with the growth in the aging population in need of healthcare services also presents future workforce areas to address.

Overall, the Industrial Technology (IT) sector has seen major growth nationally and regionally and will continue to do so. Employers within the region have expressed the challenges they have faces in recruiting IT professionals for positions domestically and therefore have had to apply for H1B visas in order to fill local positions. In Metro-North, employment for IT occupations is projected to increase 21% from 2012 to 20122. The majority of growth was in the sectors of software and IT services. Domestic training in the IT sector would be beneficial in reducing the number of H1B visas needed while simultaneously filling in the growing number of IT positions within the region.

Metro-North Regional Employment Board FY2017-2020 Strategic Plan: <https://masshiremetronorth.org/regionaldata/#strategic>

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The growth of the Boston metropolitan area will continue to put pressure on the housing market, placing additional upward pressure on prices, and making it harder and harder for low wage workers.

In June 2019, the Encore Boston Harbor resort and casino opened in Everett, MA, at a total cost of \$2.6 billion. The resort is in a commercial industrial area on the Mystic River, about five miles from downtown Boston. Its development rehabilitated a 33-acre parcel of land previously used for industrial purposes. After a remediation process to clean the site, Wynn Resorts constructed an integrated resort with a hotel, a harbor walk, restaurants, a casino, spa, retail outlets, and meeting and convention space. Public amenities of the year-round harbor walk include a picnic park, paths for bikers and pedestrians, viewing decks, waterfront dining and retail, a performance lawn, floral displays, and boat docks. The operations of the casino require significant employment training and support. With proper job readiness and job training, currently unemployed workers may be able to take advantage of casino and resort related jobs. This is just the second casino-resort located in Massachusetts and offers a large range of new employment opportunities that were not previously offered in the region.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The ability of the NSC workforce to access and take advantage of job opportunities in today's economy varies significantly.

Technological changes are at the forefront. In the midst of the demise of retail and manufacturing, companies are looking for a different "type" of a worker. Companies may increase their use of robotics, but now they need manufacturing workers who are skilled in computers and electronics. A generation ago, manual machines were the predominant driver most business; however, today, even in retail, a straight cashier is no longer sufficient. There is a need for a generalized customer service worker who can talk to customers and solve problems. According to the Metro-North Workforce Development Board, the 2% of people who are unemployed and have the biggest barriers are those that were affected by automation and technology because the skill set required in those industries is different now than what it was a generation ago.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Metro-North region has the second-largest labor force in Massachusetts. The labor force has a full spectrum of workers, from professionals to persons on public assistance. The diversity of the workforce requires a broad menu of available services including workshops, individualized

assistance, job search, training, and placements. For dislocated workers, low-income adults, and underemployed persons, career training is provided after an assessment of skills and interest. In many cases, occupational skills training, short-term skills development, and intensive job placement assistance is required. The Metro-North Regional Employment Board (REB) charters two career centers, both operated by Middlesex Community College, to serve the 20-community Metro-North region. The REB focuses on a continual alignment of curricula with employer needs. The alignment has led to the focus on the four emerging areas listed below (HealthCare, Advanced Manufacturing, Life Sciences, and Information Technology). Initiatives include:

The SCILS Initiative is a 4 year \$5 million project led by the Boston Office of Jobs and Community Services(JCS) on behalf of the Metro Boston region. Funded in April 2012 by an H1B Technical Skills Training grant that will improve career opportunities for residents and provide a more highly trained life science workforce for our healthcare and biotechnology sectors. The Initiative will target occupations such as Biological Technicians and Medical Lab Technicians and support occupational training, contextualized learning, customized training, program development and the recruitment, case management and placement of eligible participants.

CONNECT Program - a consortium of service providers in the Chelsea area, USDOL awarded a three-year \$3M Workforce Innovation Fund grant to the REB. The CONNECT Partnership represents an innovative strategy focused on co-location and bundling of complementary services for local residents (especially Chelsea, Revere, and Everett) in order to increase the impact of services in addressing multiple obstacles to family self-sufficiency. CONNECT is a partnership of six organizations that includes: Bunker Hill Community College; Career Source (a Metro-North career center); The Neighborhood Developers (a community development corporation that provides affordable housing and, financial stability, and other services); Metro Credit Union; Centro Latino (an adult basic education/ESOL provider); and Metropolitan Boston Housing Partnership (a homeless prevention and housing services organization).

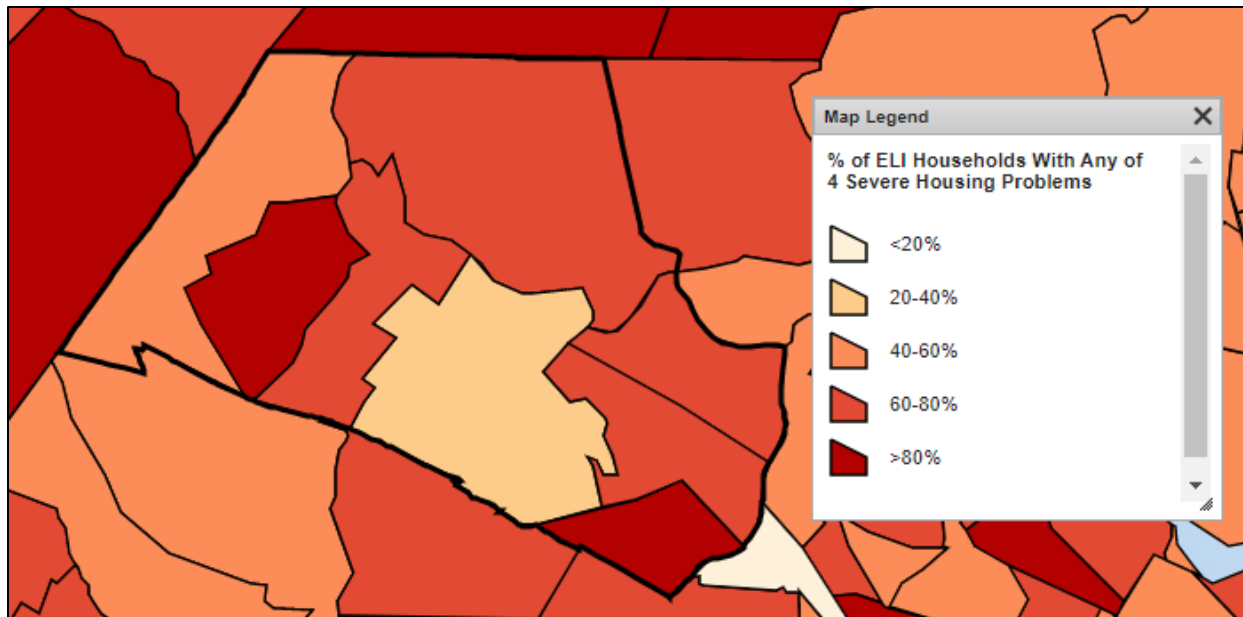
Healthcare Partnership: The Healthcare Career Ladders tool was designed to raise awareness of healthcare career options among youth in in-school and out-of-school programs, as well as job seekers and training seekers served through the Metro-North Career Centers and area training providers. The tool displays the different occupations in the healthcare field, their corresponding wages, and the steps along a career ladder for each occupation.

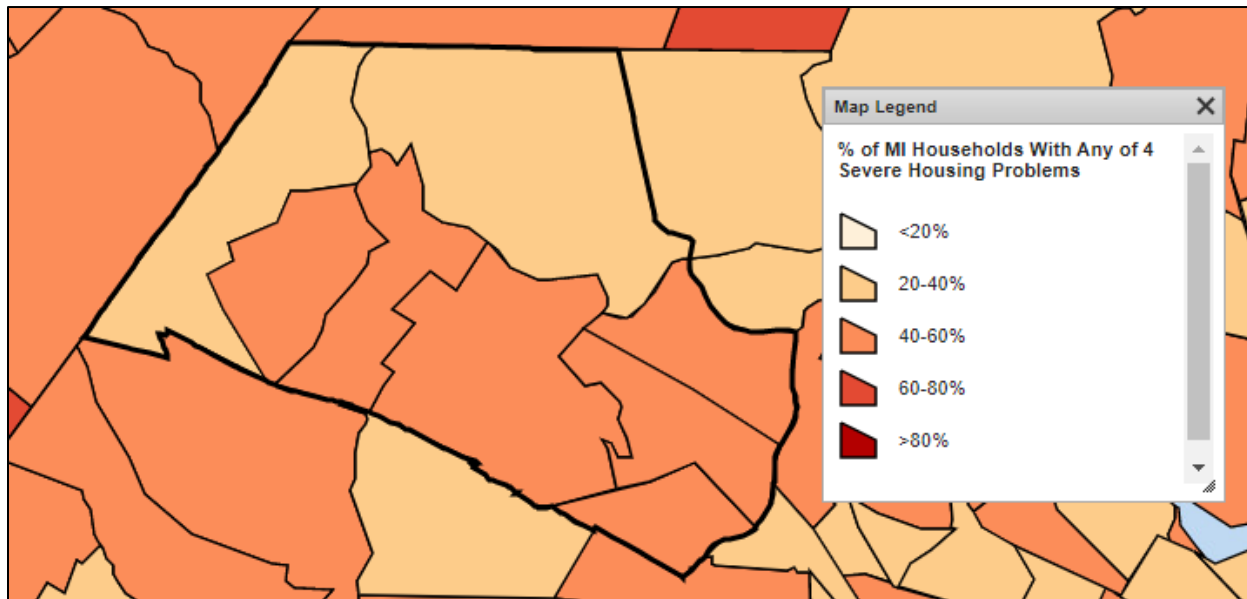
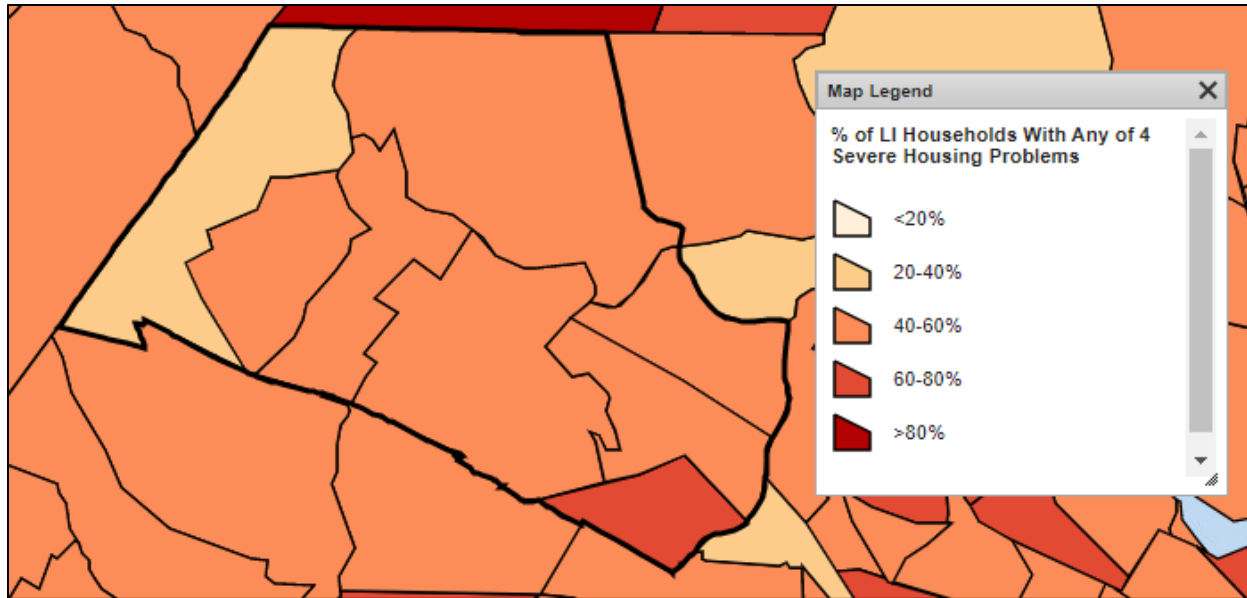
Additionally, the Metro-North REB is a collaborative partner within the Mass Casino Career Training Institute (MCCTI). Founded within Massachusetts Casino legislation, the MCCTI will provide training and placement services within the newly developed Everett Casino. Anticipated skills include casino operations, customer service, culinary arts, and hotel operations.

NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

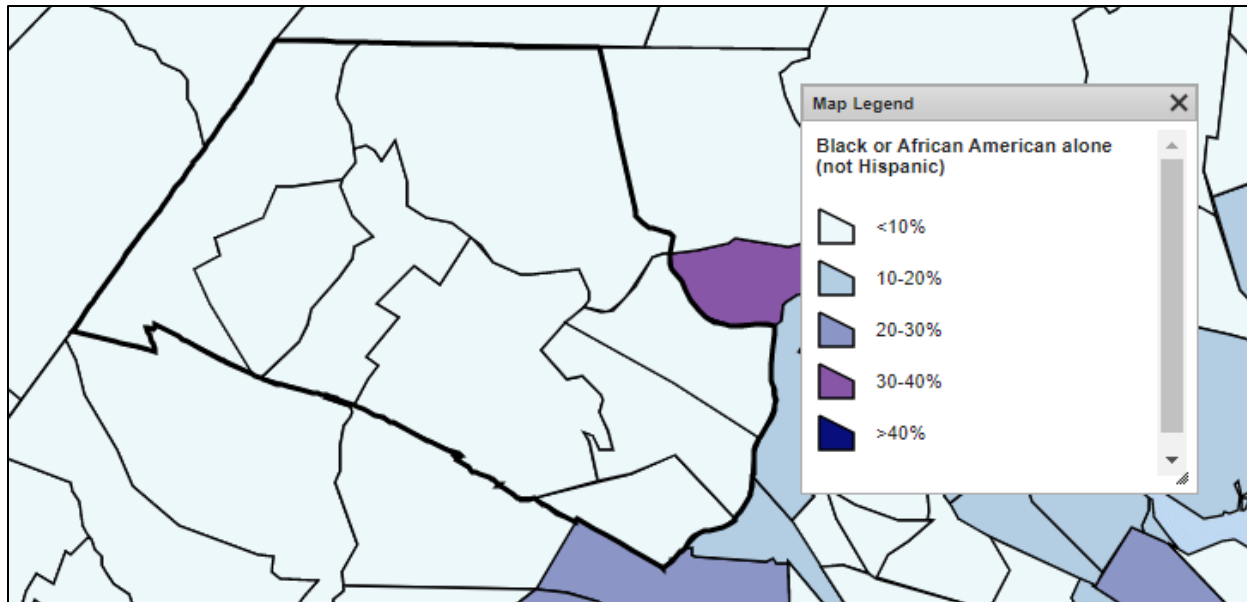
Housing problems for Extremely Low, Low Income, and Moderate Income households exist throughout the Town of Arlington. As over 60% of the Town's low- and moderate-income households experience housing problems, for the purposes of this evaluation, concentrations are defined as more than 60%.

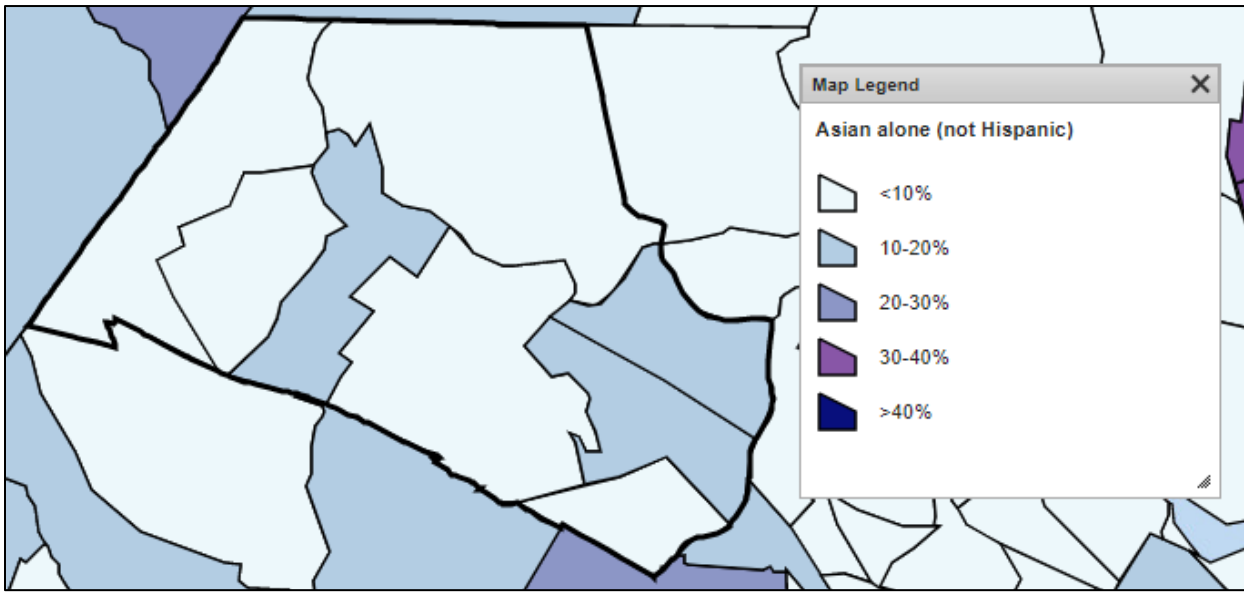
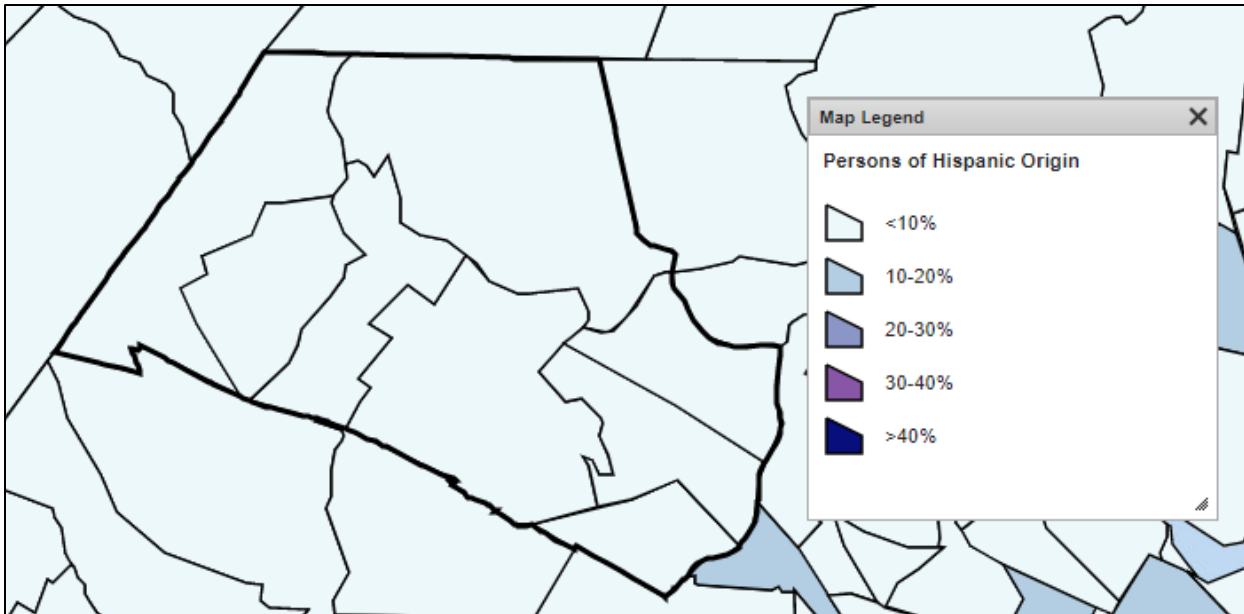




Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The concentration is defined as poverty rates or minority concentrations in excess of 20%. There are no areas in the Town that exceed a poverty rate or minority concentration of more than 20%. However, there is a significant percentage of Asian households within areas that experience any of the four housing problems.





What are the characteristics of the market in these areas/neighborhoods?

Mapping of minority concentrations and low income families illustrates two adjacent areas that experience concentrations. The neighborhoods that experience a minority and/or poverty concentration are

- Northeast corner of Arlington, adjacent to Somerville
- Central Arlington, south of Mass. Ave.

The Menotomy Manor housing development in East Arlington consists of 179 units of public family housing and is 100% low income. It also includes many multi-family properties on small lots. As a result, the corresponding census tracts have the highest percentage of low/mod income families.

The market is strong in all areas of Arlington and there is a waiting list for housing at Menotomy Manor.

Are there any community assets in these areas/neighborhoods?

East Arlington is home to an elementary School, Thompson School, as well as two public parks and a strong business district along Mass Ave. The areas have good access to Route 16, Alewife Station, and the future green line expansion.

Arlington Center is the location of all local governmental buildings and a strong business district. There is access to public parks and historic resources. Arlington Center has good access to Route 2 and Route 3, and is served by multiple MBTA bus lines.

Are there other strategic opportunities in any of these areas?

There are a number of strategic opportunities in these areas. A wealth of community facilities exist in East Arlington and Arlington Center, including the Edith M. Fox Branch of the Arlington Public Library, Fidelity House, and the Arlington Boys and Girls Club. Fidelity House also partners with Menotomy Manner to address the developmental needs of low-income youth. The program includes free transportation, free memberships, free participation in all youth programs, on-site programming, and summer camp memberships for 5-18 year olds. The program's goal is to continue to provide quality programs and increase the number of youth that participate in the programs. In particular, the Fox Branch and Fidelity House need accessibility improvements.

Both East Arlington and Arlington Center are strong business districts where some of Arlington's largest employers are located to partner with on employment and micro-enterprise efforts.

There are also many recreational facilities and opportunities for environmental resiliency, especially along Alewife Brook.

BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4),91.310(A)(2)

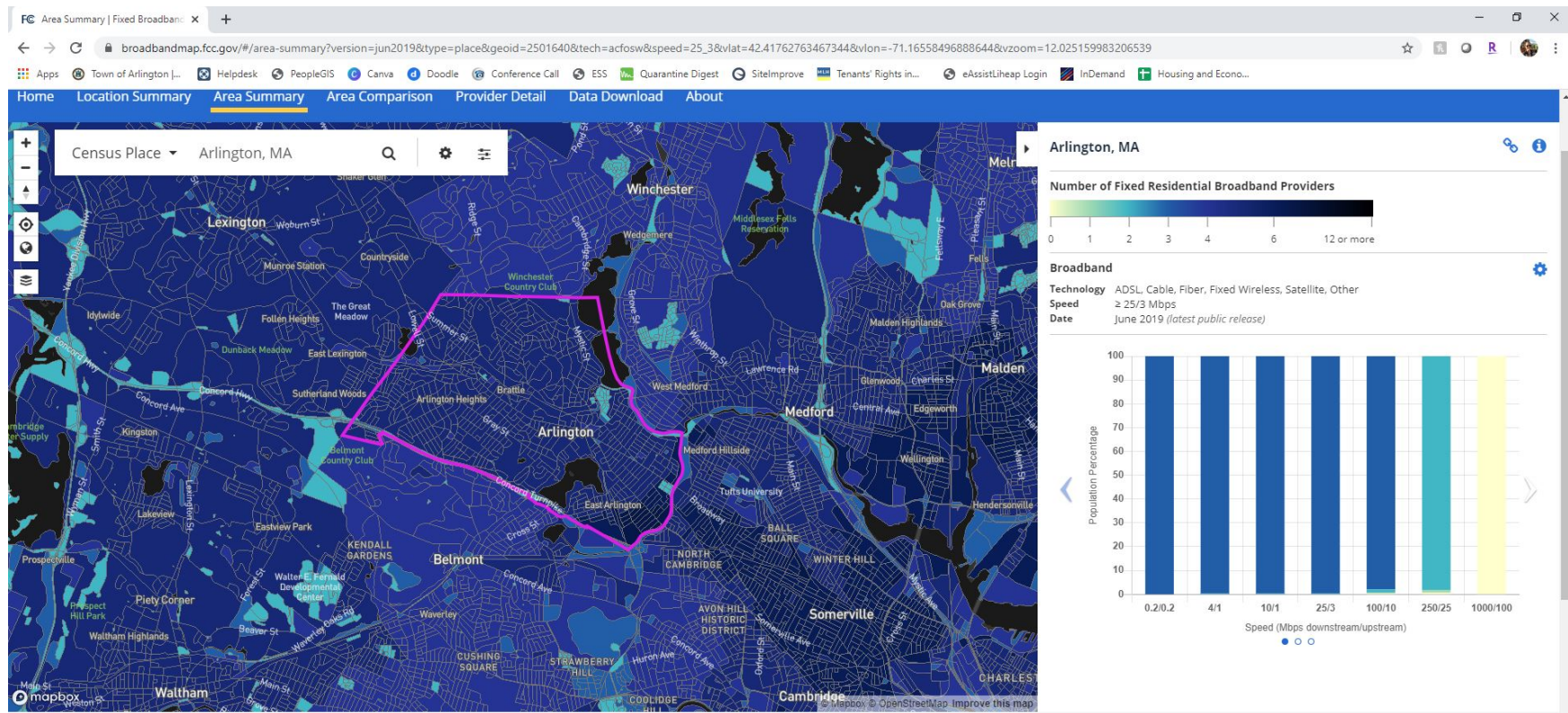
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Lack of broadband provider competition leaves room for market rigidity – allowing providers to not offer affordable options for low- or moderate-income families. Ultimately, the lack of market options when considering broadband access disproportionately impacts low- and moderate-income households because they often have few financial resources to spend on broadband services. However, Arlington has relatively high broadband coverage with multiple providers including RCN, Comcast Xfinity and Verizon FIOS. New housing developments have not struggled with a lack of broadband infrastructure as the Town is well-connected.

Additionally, all three of Arlington’s major internet providers offer internet packages for income-eligible households. For those households that do struggle with broadband access, all libraries within Arlington offer free internet access. However, during the COVID-19 pandemic, the Arlington Public School Administration reported that access to appropriate devices that can connect to the internet was lacking more than broadband services. Consultations completed for this plan did not identify broadband wiring and connections for households, including low- and moderate-income households and neighborhoods, as a major concern in Arlington.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Arlington offers strong competition of broadband providers. Please see the attached image from the FCC. Comparing the coverage identified by the FCC with Census blocks that have a larger share of low- to moderate-income households, there is no difference in the availability of coverage with a higher income.



Broadband Access in Arlington

HAZARD MITIGATION – 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

It is the goal of the Town of Arlington to increase energy efficiency and build resiliency for all low- and moderate-income households. To identify natural hazard risks and other challenges impacting low- and moderate-income residents, the Town of Arlington consulted with key stakeholders in resiliency, energy efficiency, environmental planning, and public health. The Town recently adopted and the State approved a Hazard Mitigation Plan which provides an assessment of vulnerabilities and actions for the Town to take to address and mitigate those issues relative to multiple potential natural and public health hazards.

The most common natural hazard among residents in the region is inland and coastal flooding.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Areas most at-risk are Environmental Justice (EJ) or vulnerable communities that had not been previously invested in; consist of predominantly renter-occupied households; and are surrounded by poor infrastructure. To reduce risk of flooding, local community organizations, such as Greenways and the Mystic River Watershed Association, place a focus on climate adaptation and look for opportunities to utilize public space for building resiliency; protect, restore, and enhance rivers and tributaries throughout the region; create better places for people to recreate and make connections to active transportation; and improve or replace aging infrastructure with more green infrastructure methods to mitigate against flooding. Challenges that these organizations often face is financing for open space and working with private land ownership. There is no consistent revenue stream for open space projects and the locations of these spaces oftentimes fall outside of the CDBG-eligible census blocks. In addition, connecting greenways can be difficult, especially with privately-owned lands become barriers to creating an off-road network.

Another challenge is building up the stock of energy-efficient low- and moderate-income households. The frigid winters in the region cause utility bills to spike each year, as well as poses severe threats to air quality and other environmental concerns. Programs like the HeatSmart campaign, of which Arlington is a participant, or the popular MassSave program which are designed to promote home energy audits and weatherization, could help improve lower-income households' energy bills, while also improving air quality, etc. The two biggest barriers for utility energy efficiency programs in low-income neighborhoods are the upfront investments required, as well soliciting interest and participation from rental properties and their landlords.

Strategic Plan

SECTION V: STRATEGIC PLAN

Overview

The strategic plan outlines each jurisdiction's plan for allocating HUD entitlement grants and identifies local priorities within the regional context. Informed by qualitative and quantitative data gathered through citizen participation and consultation with stakeholders throughout the region, market analysis, and an assessment of U.S. Census and other local data that reflect community needs, the strategic plan identifies the highest priority needs toward which to direct grant dollars. The following goals were identified to meet these high-priority needs (in no particular order or ranking):

Goal 1: Improve the Condition of Existing Housing - Improvements to existing housing conditions including the rehabilitation and preservation of owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards.

Goal 2: Increase Economic Development Opportunities - Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including among culturally diverse populations), and other strategies.

Goal 3: Enhance Parks, Public Facilities, and Infrastructure - Enhance publicly-owned facilities and infrastructure that improves the community and neighborhoods throughout the Town of Arlington. Improvements may include parks, streets, sidewalks, streetscapes, water/sewer/flood drainage, accessibility to meet American with Disabilities Act (ADA), reconstruction of community/recreational facilities, and other infrastructure and facilities.

Goal 4: Increase Access to Jobs, Education, Transportation and Other Services - Increase access to jobs, education, health and wellness, recreation, and health and social services activities.

GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

General Allocation Priorities: Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Community Development Block Grant (CDBG) program is intended to predominantly serve the needs of areas and individuals that are low-to moderate-income as defined by HUD. Eligibility map and corresponding chart of eligible Census tracts/block groups identify those Arlington areas eligible for CDBG investments.

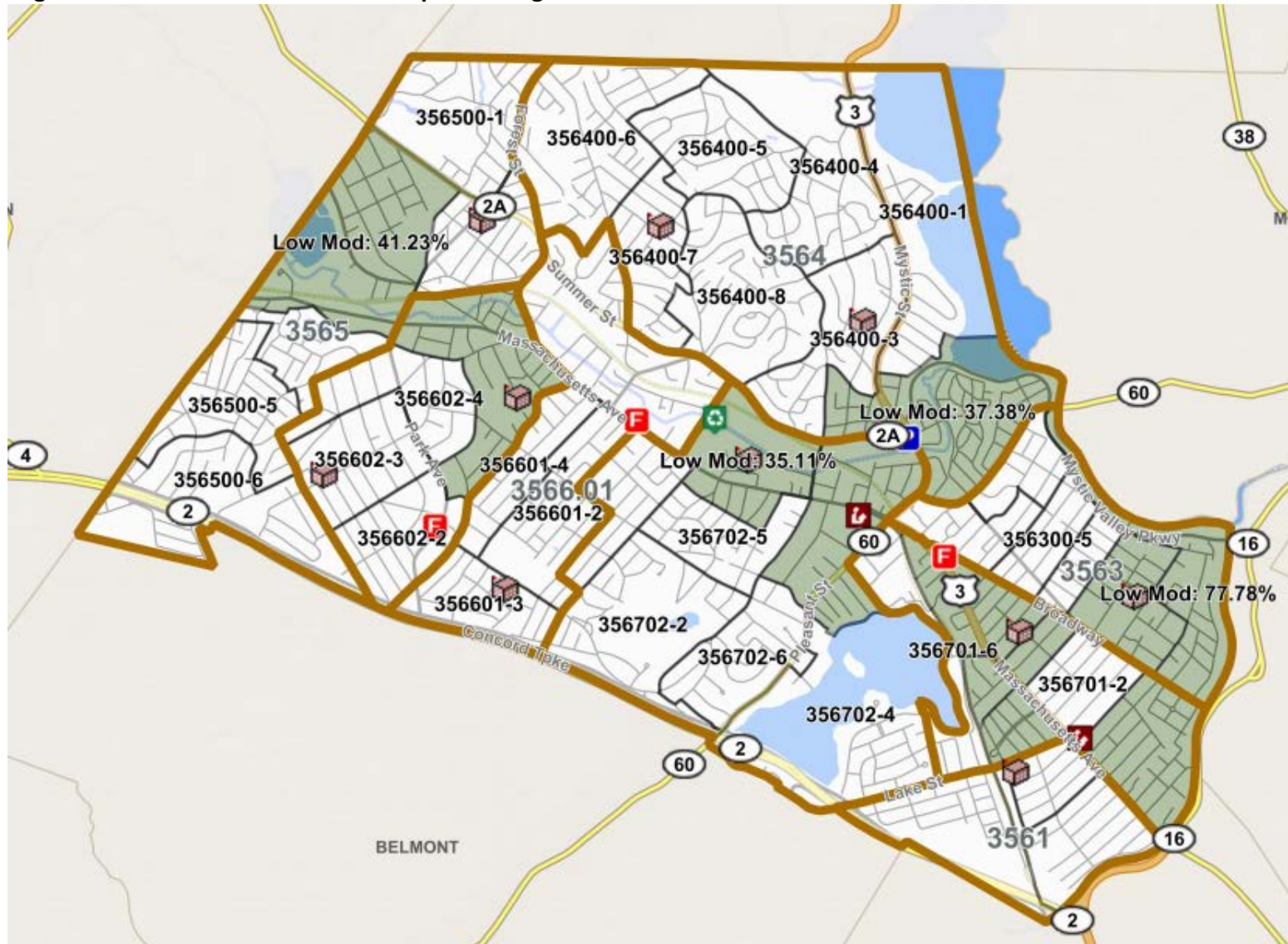
While Arlington is able to invest CDBG funds on priority projects within those areas, HUD encourages Entitlement Communities like Arlington to evaluate the benefits of geographic targeting to maximize community outcomes. Geographic targeting is viewed as an effective strategy for neighborhood stabilization. Coordinated investments in public infrastructure, public parks, economic development, and housing within a concentrated geographic area are most likely to yield meaningful improvements in those target areas.

During the course of this Consolidated Plan period, the Town of Arlington will continue to evaluate the opportunities and benefits of geographic targeting. Consistent with recognized Best Practices, Arlington will consider the following, prior to implementation of geographic targeting:

1. Utilization of relevant data that supports concentrated investment;
2. Identification of ‘Shovel Ready’ Investment Opportunities;
3. Evaluation of opportunities to leverage funds or enhance outcomes of Neighborhood Improvement efforts; and
4. Solicitation of public input in accordance with our updated Participation Plan;

The HOME Investment Partnership Program (HOME) is required to serve only low and moderate income households but is not required to be geographically targeted. As a member of the North Suburban HOME Consortium, the Town of Arlington has access to HOME funds to support Affordable Housing Development projects as well as direct assistance to homebuyers. HOME funds will be expended Town-wide.

Eligible Census Tracts and Block Groups in Arlington



Eligible Census Tracts and Block Groups in Arlington

Census Tract	Block Group	Percentage Low- to Moderate-Income
356300	1	77.78%
356300	2	33.67%
356400	2	37.38%
356500	3	41.23%
356602	1	38.33%
356701	1	49.48%
356701	3	37.45%
356701	4	46.67%
356701	5	40.13%
356702	3	42.86%
356702	7	35.11%

Source: HUD, <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

PRIORITY NEEDS - 91.215(A)(2)

Priority Needs

The Town of Arlington conducted an extensive needs assessment and consultation process that identifies many priority needs across the jurisdiction. Virtually all housing and community development needs were identified as important; however, pending available resources throughout the course of the next five years, the Town may not be able to fund activities to address all priority needs. In some cases, a priority need may not be funded because it is addressed through other community resources.

The Priority Needs Summary Table assigns a “high” or “low” priority to each need, as prescribed by HUD. Generally, designating a need as “high priority” means that the jurisdiction plans to allocate funding to address it during the five-year consolidated plan period. A low priority need indicates that, while the need is a recognized priority, there may be insufficient funds to address it with Federal community development resources. To the extent community partners are able to assume these activities through other funding sources, the Plan would support them. Changes in the availability of resources may allow certain low priority needs to be funded, or, conversely, for high priority needs not to be funded. As conditions and resources available vary by jurisdiction, so does the level of priority attached to each need. A high or low priority designation is assigned to each priority need for each jurisdiction.

Priority Needs Summary Table

1	Priority Need Name	Affordable Housing	
	Low/High Need	High	
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals	Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence
	Associated Goals	Improve the Condition of Existing Housing	
	Description	Rehabilitation of quality affordable owner-occupied and rental housing, in addition to the development of energy efficiency improvement program for low-to-moderate-income clients and households.	
	Basis for Relative Priority	The escalating housing costs in the Greater Boston Area has created an affordability crisis among low- and moderate-income households. Arlington and the NSC has prioritized the improving the existing affordable rental and homeownership stock as a strategy to address escalating housing costs. The detailed analysis of housing stock, conditions, market trends, and affordability supports this prioritization.	
2	Priority Need Name	Economic Development	
	Low/High Need	High	

	Population	Extremely Low Low Moderate Large Families	Families with Children Chronic Homelessness Individuals
	Associated Goals	Increase Economic Opportunities	
	Description	Redevelopment or investment in commercial districts, supporting entrepreneurship, promoting a dynamic business climate, and preserving a strong employment base.	
	Basis for Relative Priority	This priority need was determined through extensive stakeholder consultation and through existing policies and plans. Specifically related to future economic development initiatives, local financial institutions were consulted with to understand the needs of their low- to moderate-income clientele.	
3	Priority Need Name	Public Facilities, Infrastructure and Parks	
	Low/High Need	High	
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly/Frail Elderly Persons who are Chronically Homelessness Veterans and Persons with Chronic Substance Abuse	Persons with HIV/AIDS and their Families Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development

	Associated Goals	Enhance Parks, Public Facilities and Infrastructure	
	Description	Investing in the improvement and/or reconstruction of Town infrastructure, public facilities, neighborhood facilities, parks and open spaces is essential to improving the quality of life for low- and moderate-income residents. In addition, the Town is committed to ensuring environmental resiliency, specifically through flood drainage improvements in low- and moderate-income neighborhoods.	
	Basis for Relative Priority	Through significant input with broad community and stakeholder participation in the Consolidated Planning process, the Town has identified Public Facilities, Infrastructure, and Parks as a high priority. The Town's ongoing assessment of public facilities, parks, environmental resiliency, and ADA improvements supports the continuation of investments in these areas.	
4	Priority Need Name	Public Services	
	Low/High Need	High	
	Population	Extremely Low Low Large Families Families With Children Elderly Frail Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill Veterans	Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Associated Goals	Increase Access to Jobs, Education, Transportation and Other Services	

	Description	Investment in public and human services, which includes a suite of public and private agencies dedicated to issues such as food insecurity, transportation for seniors, and people with disabilities, to access affordable recreational opportunities and health care.
	Basis for Relative Priority	These needs were determined through extensive stakeholder focus groups and through existing policy and plans.

ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(c)(1,2)

Introduction

The Town of Arlington anticipates an allocation of CDBG funds in the amount of approximately \$1,100,000 annually. For Program Year 46, the Town of Arlington will receive \$1,121,767. To maximize the impact of CDBG funds, the Town expends significant general government funds and encourages all partners and projects to strategically leverage additional funds. Prior year resources in the amount of \$6,440 are a modest amount to meet the funding requirements of the first year of this action plan. Additionally for the first year action plan, it is anticipated that at least \$73,027 of program income earned in 2019-2020 will be available to use as part of calculating the public service threshold.

The Substantial Amendment will reprogram unexpended 2015 and 2016 resources to support additional eligible activities as well as additional support for CDBG-CV funded COVID-19 response activities. The Town of Arlington is also undertaking this Substantial Amendment of the 2020-2021 Annual Action Plan to reprogram \$50,000 that were allocated to Economic Development in order to utilize it for the Arlington Small Business COVID-19 Relief Program and to reprogram \$457,437 of 2015 and 2016 funds in order to support Arlington EATS' Fit Out of their space at 117 Broadway and the DPW Annual Curb Ramp Project. Following the completion of this Substantial Amendment, the total amount of prior year resources is \$463,877.

As a member of the North Suburban Consortium, the Town has available HOME Investment Partnership program funds to support direct assistance to moderate income homebuyers and to subsidize the development cost of affordable housing projects. These funds are managed by the City of Malden (Consortium lead).

Anticipated Resources Five Year Summary

Formula Grant Program	Arlington
The Community Development Block Grant Program (CDBG)	\$5,500,000
Total	\$5,500,000

Anticipated Resources Summary Table

Program	Source of Funds	Use of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Rehab Public Improvement Public Services	\$1,121,767	\$66,000	\$6,440 Substantial Amendment: \$463,877	\$1,194,207	\$4,600,000	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

Explain how federal funds will leverage those additional resources (private, City and local funds), including a description of how matching requirements will be satisfied

The Town anticipates CDBG funds will leverage additional resources. Non-Entitlement funds, that will be used to further the goals of the Strategic Plan may include: private foundations, organizations, and individuals. The following leveraged resources are anticipated during the upcoming program year:

Town General Funds: The projected Town budget commits resources for the priority activities including Public Park, Facilities, and Infrastructure, Health and Human Services (HHS), and Economic Development.

Affordable Housing Resources: Affordable Housing Developments are likely to utilize a variety of local, state, federal, and private housing resources including Community Preservation Act funding, Low Income Housing Tax Credits, the Mass Rental Voucher Program, funds for historic preservation, state and federal historic tax credits, HOME funding, private foundation support, and private mortgage financing.

Philanthropy: The Boys and Girls Club receives funding from the United Way. The Housing Corporation of Arlington raises private donations from Town residents and businesses from a Walk for Affordable Housing, Homeless Prevention Appeal letter, and Annual Meeting and Membership dues.

Section 8 Funds: Section 8 is administered by the Arlington Housing Authority and provides rental subsidies to approximately 400 Arlington households.

Community Preservation Act: Community Preservation Act fund resources will be used for affordable housing, public facilities, and capital improvements.

INSTITUTIONAL DELIVERY STRUCTURE – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Institutional Delivery Structure Summary

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Corporation of Arlington	CHDO	Rental Housing Homelessness Public Services	Jurisdiction
Arlington Boys and Girls Club	Subrecipient	Public Services	Region
Fidelity House	Subrecipient	Public Services	Region
Arlington Housing Authority	PHA	Rental Housing Public Housing Public Services	Jurisdiction
Town of Arlington Department of Health and Human Services	Subrecipient	Public Services Homelessness	Jurisdiction
Town of Arlington Recreation Department	Subrecipient	Public Services	Jurisdiction
Somerville Homeless Coalition	Non-profit organization Continuum of Care	Homelessness	Region
Arlington Police Department	Government	Homelessness	Jurisdiction
Arlington Community Preservation Act Committee	Government	Rental and Ownership Housing Planning	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Town of Arlington Department of Planning and Community Development	Government Subrecipient	Planning Economic Development	Jurisdiction
Town of Arlington Department of Public Works	Government Subrecipient	Public facilities	Jurisdiction
Town of Arlington Facilities Department	Government Subrecipient	Public facilities	Jurisdiction
Arlington EATS	Nonprofit organization Subrecipient	Public Services Public facilities	Region
Food Link	Nonprofit organization Subrecipient	Public Services Public facilities	Region

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure within the Town of Arlington has been developed over years of successful operation. Arlington is a full-service community that has a multi-purpose social service agency, the Department of Health and Human Services (HHS). The Department includes the Board of Health, the Council on Aging, Veteran Services, and the Youth Counseling Center, and has a strong partnership with the Arlington Police Department and the Somerville Homeless Coalition. Members of these agencies work cooperatively to develop and implement a strategy to assist unsheltered individuals in Arlington as well as work to move unsheltered individuals into permanent housing.

In addition to the essential services provided by the HHS programs, the Arlington Housing Authority and the Housing Corporation of Arlington play key roles in the development and provision of affordable housing. The Department of Planning and Community Development staff and the Health and Human Services, particularly the Council on Aging staff, work cooperatively to assist individuals and households looking for more affordable housing opportunities within the community, including in public housing and subsidized housing. However, the town as a whole does not have enough affordable housing, both rental and ownership, to meet local or regional demand and needs. The town relies on the funding

available through the Community Preservation Act Committee and through CDBG funds to fund the development of affordable housing through agencies such as the Housing Corporation of Arlington. These funds are used to leverage additional federal, state, and private subsidies and financing.

Not only does the Department of Planning and Community Development staff work on encouraging the production of affordable housing, the Economic Development Coordinator works to increase economic opportunities for the entire community. The Economic Development Coordinator has started to focus on job training and workforce development as well. Additionally, the Department of Planning and Community Development works closely with the Department of Public Works, the Recreation Department, and the Facilities Department to ensure that public infrastructure is supported.

On the public service side, Fidelity House and the Arlington Boys and Girls Club provide opportunities for young adults to develop life skills as well as be active and involved members of the community. Through scholarships offered by the Recreation Department and the Arlington High School Athletic Department, young adults are able to develop life-long skills through team sport involvement.

Through clearly defined roles and responsibilities within a collaborative working environment, the Town of Arlington has a delivery system capable of undertaking projects, programs, and services to meet priority needs of low and moderate income residents.

Homelessness Prevention Services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement		X	
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training	X		
Healthcare			
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Town is not a direct recipient of public or private resources with which to address or prevent homelessness. Arlington is an active member of the Somerville-Arlington Continuum of Care (CoC) and supports the goals of the CoC and the efforts of regional non-profits and service providers to provide coordinated access and services. Arlington is able to utilize the CoC partnership to direct homeless residents to appropriate services. At the time of this plan, the Somerville-Arlington CoC has merged with the Balance of State CoC, for which the Town will continue to be an active member.

With the Town, the partnership between Health and Human Services, the Somerville Homeless Coalition, and the Arlington Police Department has been particularly successful to identifying the needs of homeless persons that are living in Arlington and connecting those individuals to services that are available through the CoC and area human service providers.

The Town provides services to veterans through the HHS Veterans program, which is supported by general Town operating funds as well as State resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The partnership between Health and Human Services, the Somerville Homeless Coalition, and the Arlington Police Department coordinates an effective delivery system for persons experiencing homelessness in Arlington. However, a significant gap in serving special needs populations and persons experiencing homelessness can be attributed to the insufficient supply of permanent affordable housing, as well as barriers to workforce participation. The removal of these barriers would bring the jurisdiction closer to ending homelessness. The Town funds affordable housing efforts as well as a number of education and employment skills programs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Arlington is not a direct recipient of public funds dedicated to homeless or any particular special needs population, but has consistently funded public service programs for vulnerable populations and special needs persons. Through its funding decisions, the Town selects programs that seek to stabilize at-risk populations by funding affordable housing, scholarships and food support, jobs and tutoring for youth.

GOALS SUMMARY – 91.215(A)(4)

Goals Summary Information

Goal 1: Improve the Condition of Existing Housing					
Improvements to existing housing conditions including the rehabilitation and preservation of owner- and renter-occupied housing to bring units to code standard or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards.					
Priority Needs					
1. Affordable Housing					
Start Year	2020	Outcome	Availability/ accessibility	Category	Affordable Housing
End Year	2024	Objective	Provide decent affordable housing	Target Area(s)	N/A
Goal Outcome Indicator			GOI Quantity		Funding
Rental Units Rehabilitated			122		CDBG: \$1,930,000
Homeowner Housing Rehabilitated			12		
Units Acquired			16		

Goal 2: Increase Economic Development Opportunities

Enhance economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including among culturally diverse populations), and other strategies.

Priority Needs

1. Economic Development

Start Year	2020	Outcome	Sustainability	Category	Non-Housing Community Development
End Year	2024	Objective	Create economic opportunities	Target Area(s)	N/A
Goal Outcome Indicator				GOI Quantity	Funding
Businesses Assisted				5	CDBG: \$250,000
Jobs Created				20	

Goal 3: Enhance Parks, Public Facilities, and Infrastructure

Enhance publicly-owned facilities and infrastructure that improves the community and neighborhoods throughout the Town of Arlington. Improvements may include parks, streets, sidewalks, streetscapes, water/sewer/flood drainage, accessibility to meet American with Disabilities Act (ADA), improvement of neighborhood/recreational facilities, and other infrastructure and facilities.

Priority Needs

1. Public Facilities, Infrastructure and Parks

Start Year	2020	Outcome	Availability/accessibility	Category	Non-Housing Community Development
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Goal 3: Enhance Parks, Public Facilities, and Infrastructure					
End Year	2024	Objective	Create suitable living environments	Target Area(s)	N/A
Goal Outcome Indicator			GOI Quantity		Funding
Public Facility or Infrastructure Activities Other than Low/Moderate-Income Housing Benefit			45,000 Substantial Amendment: 47,645		CBDG: \$1,619,859 Substantial Amendment: \$2,077,296

Goal 4: Increase Access to Jobs, Education, Transportation and Other Services					
Increase access to jobs, education, health and wellness, recreation, and health and social services activities.					
Priority Needs					
1. Public Service					
Start Year	2020	Outcome	Availability/accessibility	Category	Non-Housing Community Development
End Year	2024	Objective	Create suitable living environments	Target Area(s)	N/A
Goal Outcome Indicator			GOI Quantity		Funding
Public Service Activities Other than Low/Moderate Income Housing Benefit			9,000		CDBG: \$853,462

Goal 4: Planning and Administration

Provide for the oversight of the grant and complete planning activities.

Priority Needs

1. Affordable Housing
2. Economic Development
3. Public Facilities, Infrastructure and Parks
4. Public Service

Start Year	2020	Outcome	Availability/accessibility Affordability Sustainability	Category	Planning and Administration
End Year	2024	Objective	Create suitable living environments Provide decent affordable housing Create economic opportunities	Target Area(s)	N/A
Goal Outcome Indicator				GOI Quantity	Funding
Other				1	CDBG: \$1,140,886

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Through on-going investment of HOME funds, the Town has HOME-assisted projects that will provide affordable rental housing to an estimated 50 families. It is estimated that approximately 20% or 10 units will provide housing to extremely low-income families; approximately 50% or 25

units will provide housing to low-income families; and approximately 30% or 15 units will provide housing to moderate-income families. It is estimated that 5 homeownership opportunities will be available providing housing to moderate-income families.

LEAD-BASED PAINT HAZARDS – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

During the Consolidated Plan period, the Town will work to evaluate and reduce lead-based paint hazards and increase access to housing without such health hazards. The Town will measure the plan's success based on the number of reduced lead-based hazards and reduction of lead poisoning and hazards. All housing activities funded by CDBG are required to comply with State and Federal Lead Paint Notification Laws and follow the Lead Safe Housing Rule relative to HUD programs. The Town's housing policies and programs convey the importance of reduction and abatement of these and other environmental hazards.

Specifically, hazards created by lead-based paint are addressed through enforcement of the Lead Paint Notification Laws, the promotion of the [MassHousing "Get The Lead Out" Program](#), which provides Lead Remediation financing to eligible property owners, and the integration of lead remediation in the housing rehabilitation programs and affordable housing development programs. Any property owner participating in Housing Rehabilitation/ Weatherization programs is provided notification about these laws and that the program ensures compliance with these laws. In order to comply, lead testing, containment through Interim Controls/ abatement, and monitoring occurs and is funded by the program accordingly. Property owners and their tenants are also supported with relocation assistance. The program maintains a relocation policy that includes relocation and protections/ support for tenants for these instances.

Public awareness and education is the keystone of an effective public health policy. The Commonwealth's [Childhood Lead Paint Prevention Program \(CLPP\)](#) provides a wealth of information on the hazards, safe treatment, and legal responsibilities related to Lead-based Paint Hazards. The CLPP additionally tracks childhood blood testing rates and incidence of poisoning. The commitment to raise public awareness led to the passage of Massachusetts' Lead Law that requires property owners to remove or cover all lead paint hazards in homes built before 1978 if a child under 6 resides in the home. The Town's Health and Human Services Department provides public notification, including to tenants and landlords, about the hazards of lead-based paint. If a child tests for elevated lead-based paint levels, then the town connects property owners to options for containing or abating the problem and improving health and housing conditions.

In addition, the Town provides information to area landlords and property owners regarding rental property requirements, specifically that they must provide these notifications and forms prior to execution of a rental agreement:

- Provide a copy of lead inspections reports
- Provide a copy of the letter of compliance

- Any information about lead in the home

The Town works with the local real estate community to ensure that sellers of homes built prior to 1978 must provide buyers with the following:

- Property Transfer Notification
- A signed Property Transfer Lead Certification
- Any information about lead in the home
- A copy of any lead inspection report, Letter of Compliance, or Letter of Interim Control
- A 10 day period to have the home inspected for lead at the Buyer's expense.

The Town has coordinated with the "Get the Lead Out" program and will continue to do so through the Consolidated Plan period. The program provides secondary financing at desirable rates to remediate/remove lead hazards from residential units. The funds, while limited, are available throughout the Commonwealth. Properties undergoing rehabilitation or weatherization may also have access to funding to address hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Per the [2017 Childhood Lead Screening Progress Report](#): approximately 88% of Arlington's Housing Stock is considered to be at risk for lead paint hazards; the Town has achieved a 81% screening rate for children under 6; and the rate of children with first-time blood lead levels ≥ 5 $\mu\text{g}/\text{dL}$ is significantly less than 1%. Despite very low rates of elevated blood levels, the Town addresses lead hazard as part of all housing rehabilitation efforts as described above.

How are the actions listed above integrated into housing policies and procedures?

Arlington has fully integrated Lead Hazard education and remediation into housing policies and programs. The Town requires compliance with Mass Lead Notification and Federal Laws, including the Lead Safe Housing Rule which is documented in all project files. Affordable rental projects are required to abate lead-based paint hazards prior to occupancy; first-time homebuyers are required to sign the Commonwealth's Transfer of Property Notification in the case of purchasing of existing properties and follow other requirements as noted above; and, any new construction or substantial rehabilitation is made fully compliant. The Town of Arlington makes available the EPA's [Protect Your Family from Lead in Your Home](#) booklet to the community for any project funded through CDBG or HOME grants and will continue to do so throughout the Consolidated Plan period. In addition to requirements noted above, the CDBG and HOME programs require the following:

1. The Property Owner is required to provide required notice to all occupants;
2. The home is to be inspected by a trained professional;
3. Assess if the project is low, moderate, or high-risk de-leading due to the scope of work;
4. Have work performed by a licensed contractor;
5. Monitor de-leading to insure compliance with federal and state laws; and
6. Obtain project clearance for occupancy.

ANTI-POVERTY STRATEGY – 91.215(J)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Town of Arlington continues its active engagement in a network of regional and local organizations, operating programs, and initiatives intended to help reduce the number of persons living in poverty. According to the 2013-2017 ACS, 5.18% of Arlington residents live in poverty. To reduce this number, the Town will continue its focus on the following Anti-poverty initiatives:

1. Economic Growth
2. Creation and Preservation of Affordable Housing
3. Support and Self-Sufficiency Programs

In the long-term, focus on economic development and support of microenterprises will mean that Arlington residents will be better able to afford housing in Arlington. In the short-term, support and self-sufficiency programs and the creation and preservation of affordable housing reduce the likelihood of housing instability, especially of elders and disabled populations.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The Town's Anti-poverty strategy is coordinated with this Consolidated Plan as follows:

Economic Development Growth Initiatives

- **Business Development** – The Plan prioritizes the need for economic development and support of microenterprises in Business Districts, and funds ADA improvements and compliance.
- **Provision of Training to Small Businesses** - The Consolidated Plan identifies support for small business development as a priority.

Creation and Preservation of Affordable Housing

- **Affordable housing** - The Consolidated Plan the creation and preservation of housing affordable to extremely low-, low-, and moderate-income households in all plan years.

Self-Sufficiency Programs

- **Public Services** - The Consolidated Plan prioritizes afterschool programs and Senior Services including transportation for seniors and people with disabilities. The City has proposed funding for both programs in all plans years.

MONITORING – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All CDBG-funded projects and programs are monitored by the Department of Planning and Community Development for compliance with all applicable regulations and contract provisions. The Department approaches monitoring as an ongoing process from project award through project completion. Section 3 and Equal Opportunity Contracting is included within the department's monitoring functions as is Fair Housing monitoring. HOME program requirements are monitored by the Malden Redevelopment Authority as administrator of the HOME program.

The Town of Arlington's monitoring functions include:

- Inclusion of program requirements within funding agreements. At the onset of a grant year, the Town of Arlington meets with each subrecipient to review their obligations to receive federal funding by reviewing a draft of the subrecipient agreement.
 - For construction projects, this includes working with subrecipients to ensure that all bid documents include the required Davis-Bacon and Section 3 requirements. Upon award of a bid, the Town of Arlington meets again with the subrecipient and contractors to ensure that all parties understand and will comply with their ongoing responsibilities. These requirements are matched by enforcement of policies by program staff, including monitoring of construction activities and interviewing employees at construction sites to ensure compliance with wage rates.
- Review of reimbursement requests through desk audits, and if appropriate, field observations. The Town of Arlington conducts ongoing desk audits of subrecipient performance. The Town also works with subrecipients quarterly to review reimbursement requests to ensure all expenses are eligible and ensure that all projects are on track to meeting project goals and outcomes as proposed in the subrecipient's initial application.
 - For public service and housing projects and activities, field monitoring with program staff happens yearly through a sampling of projects. Projects that meet this requirement for field monitoring meet specific criteria as part of a risk assessment: delayed program start; slow spending; delayed reporting and communications; lack of performance meeting activity goals or outcomes. Any at-risk project includes more intensive, ongoing monitoring. Housing projects are also monitored to ensure compliance with state and federal Fair Housing laws, including review of affirmative fair housing marketing plans and inspecting agency forms and notifications for compliance with fair housing laws.

- For construction projects, field monitoring occurs throughout the year of each construction project.
- Review of grant recipient's program reports for eligibility of beneficiaries and of activities. The Town of Arlington requires quarterly reporting of beneficiaries and activities. This request is made of all subrecipients through a standardized form to coincide with reimbursement requests.
- Provision of technical assistance upon request or as determined by desk reviews. As the CDBG program is a modest size, the Town of Arlington provides technical assistance to any subrecipient who requests it. The Town of Arlington is in constant contact with the subrecipients to ensure that there is compliance.

The monitoring process is regularly evaluated to ensure effectiveness and improve efficiencies.

Annual Action Plan

AP-15 EXPECTED RESOURCES - 91.420(b), 91.220(c)(1,2)

Introduction

The Town of Arlington anticipates an allocation of CDBG funds in the amount of approximately \$1,100,000 annually. For Program Year 46, the Town of Arlington will receive \$1,121,767. To maximize the impact of CDBG funds, the Town expends significant general government funds and encourages all partners and projects to strategically leverage additional funds. Prior year resources in the amount of \$6,440 are a modest amount to meet the funding requirements of the first year of this action plan. Additionally for the first year action plan, it is anticipated that at least \$73,027 of program income earned in 2019-2020 will be available to use as part of calculating the public service threshold.

The Substantial Amendment will reprogram unexpended 2015 and 2016 resources to support additional eligible activities as well as additional support for CDBG-CV funded COVID-19 response activities. The Town of Arlington is also undertaking this Substantial Amendment of the 2020-2021 Annual Action Plan to reprogram \$50,000 that were allocated to Economic Development in order to utilize it for the Arlington Small Business COVID-19 Relief Program and to reprogram \$457,437 of 2015 and 2016 funds in order to support Arlington EATS' Fit Out of their space at 117 Broadway and the DPW Annual Curb Ramp Project. Following the completion of this Substantial Amendment, the total amount of prior year resources is \$463,877.

As a member of the North Suburban Consortium, the Town has available HOME Investment Partnership program funds to support direct assistance to moderate income homebuyers and to subsidize the development cost of affordable housing projects. These funds are managed by the City of Malden (Consortium lead).

Anticipated Resources

Program	Source of Funds	Use of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Rehab Public Improvement Public Services	\$1,121,767	\$66,000	\$6,440 Substantial Amendment: \$463,877	\$1,194,207	\$4,600,000	Block grant from U.S. Department of Housing and Urban Development to address housing, community development and economic development needs.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town anticipates CDBG funds will leverage additional resources. Non-Entitlement funds, that will be used to further the goals of the Strategic Plan may include: private foundations, organizations, and individuals. The following leveraged resources are anticipated during the upcoming program year:

Town General Funds: The projected Town budget commits resources for the priority activities including Public Park, Facilities, and Infrastructure, Health and Human Services (HHS), and Economic Development.

Affordable Housing Resources: Affordable Housing Developments are likely to utilize a variety of local, state, federal, and private housing resources including Community Preservation Act funding, Low Income Housing Tax Credits, the Mass Rental Voucher Program, funds for historic preservation, state and federal historic tax credits, HOME funding, private foundation support, and private mortgage financing.

Philanthropy: The Boys and Girls Club receives funding from the United Way. The Housing Corporation of Arlington raises private donations from Town residents and businesses from a Walk for Affordable Housing, Homeless Prevention Appeal letter, and Annual Meeting and Membership dues.

Section 8 Funds: Section 8 is administered by the Arlington Housing Authority and provides rental subsidies to approximately 400 Arlington households.

Community Preservation Act: Community Preservation Act fund resources will be used for affordable housing, public facilities, and capital improvements.

AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(c)(3)&(E)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improve the Condition of Existing Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$250,000	Low/Moderate Income Housing Benefit: 24 Households Assisted Rental units rehabilitated: 9 Households Assisted Homeownership Units rehabilitated: 15
Increase Economic Opportunities	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$50,000	Businesses Assisted Benefit: Program is expected to benefit five (5) Arlington microenterprises
Enhance Parks, Public Facilities & Infrastructure	2020	2024	Non-Housing Community Development		Public Facilities, Infrastructure, and Parks	CDBG: \$499,859 Substantial Amendment: \$957,296	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12,800 Persons Assisted
Increase Access to Jobs, Education, Transportation and Other Services	2020	2024	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$173,462	Public service activities other than Low/Moderate Income Housing Benefit: 1236 Persons Assisted
Planning and Administration	2020	2024	Planning and Administration		Economic Development Affordable Housing Public Facilities, Infrastructure, and Parks Public Services	CDBG: \$220,886	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the Condition of Existing Housing
	Goal Description	<p>Funding will be used on capital improvements to existing affordable rental housing in the Housing Corporation of Arlington portfolio. Capital improvements are typically rehabilitation projects for roofs and siding, heating systems, and other aspects of the structure that are prone to weathering over time.</p> <p>Funding of the of the Menotomy Weatherization Energy Efficiency Program to assist 15 low to moderate income households plan and install energy efficiency improvements will also occur. The Menotomy Weatherization Energy Efficiency Program is designed to utilize CDBG funding to assist low- to moderate-income Arlington residents access home energy efficiency assessments to determine, plan, implement and fund energy efficient improvements to their home. Energy efficient improvements may include: weatherization measures (insulation, energy efficient window replacement and air sealing); solar water heating systems and upgrades to energy efficient on-demand water heaters). The program will result in improved energy efficiency and lower energy costs for residents.</p>
2	Goal Name	Increase Economic Development Opportunities
	Goal Description	The Substantial Amendment will utilize the funding to support the response to the coronavirus pandemic by reallocating the funding to the Arlington Small Business COVID-19 Relief Program that is designed to support microenterprises.
3	Goal Name	Enhance Parks, Public Facilities & Infrastructure
	Goal Description	<p>Funding will be used for reconstruction of the Town Hall Plaza. The project will conduct restoration of the main entry plaza at Arlington's historic Town Hall. The restoration will remove barriers and conditions that present potential accident hazards especially for individuals living with a disability and those over 65 years old.</p> <p>The Whittemore Park Revitalization project will fund accessibility improvements to the Jefferson Cutler House, which is home to the Cyrus Dallin Museum. Phase II would include creating a new accessible path to the rear door of the Jefferson Cutter House, as well as, improvements to the rear stairway.</p> <p>The Food Link Capital Funding project will fund the purchase and installation of an accessible platform lift to make their facility accessible to all members of the community. Purchase and installation of generator to provide backup power in the event of prolonged power outage(s). Purchase and installation of solar panel system to create an energy efficient building. Banding of the floor slab edges. Repair of existing cracks to building façade, stucco and paint entire building envelope.</p>

		<p>The Substantial Amendment will also support Arlington EATS fit out of the new market at 117 Broadway, which will increase access to food for Arlington residents that are food insecure.</p> <p>The Substantial Amendment will also support the Department of Public Work's annual curb ramp project. Approximately 45 curb ramps will be improved and made to be accessible.</p>
4	Goal Name	Increase Access to Jobs, Education, Transportation and Other Services
	Goal Description	A range of public service programs to support vulnerable populations and improve the quality of life for residents who make a low- to moderate-income.
5	Goal Name	Planning and Administration
	Goal Description	Funding will be used to pay for at least a portion of the salary staff planners and a CDBG administrator. Responsibilities will include data gathering and analysis, local and comprehensive planning, affordable and fair housing studies and implementation, along with daily financial administration of the CDBG program and coordination of grant activities with program directors. The Administrator is also responsible for maintaining all records and completing the reporting requirements of the CDBG program as required by HUD Administrative costs will also cover overall program development, management, coordination, monitoring, and evaluation. This line item also includes funding legal advertising and training and travel costs for the Administrator. Finally, funding will allow for the administration of an annual town survey.

AP-35 PROJECTS - 91.420, 91.220(D)

Introduction

This year there are a variety of new projects that are planned. Menotomy Weatherization Energy Efficiency Program will assist low- to moderate-income residents with energy efficient installations to help them reduce energy costs. An Economic Development program to create jobs for low- to moderate-income individuals will be funded. Accessibility improvements will be made at Whittemore Park and at the Town Hall Plaza. Public Services, as has been true historically, are town and non-profit programs that provide important services to residents. Planning projects will help address affordable housing production and planners, funded with CDBG will assist with this and other planning and zoning projects helping to advance CDBG work.

Projects

#	Project Name
1	Affordable Housing
2	Economic Development
3	Public Services
4	Public Facilities, Infrastructure and Parks
5	Planning
6	Administration

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG funds are intended to provide low- and moderate-income households with viable communities, including improved neighborhoods accessible to all, safe, decent, and affordable housing, and expanded economic opportunities. The Town continues to plan for the preservation and production of and invest in affordable housing. A portion of this year's CDBG funds are allocated for capital improvements to Arlington's affordable rental housing and to the creation of an energy efficiency program to assist income-eligible Arlington residents access and install

energy efficiency improvements. The Town continues to support/invest in ADA improvements with projects through townwide curb-cut improvements and at Town Hall Plaza, the main public entry to Town Administrative offices, and to walkways surrounding and into the Jefferson Cutter House at Whittemore Park.

The system for establishing the priority for selection of the FY2020 projects is predicated upon the following criteria:

- Community Need: Does the proposed project address a pressing or significant need in the Town and is there demonstrated familiarity with said need?
- Resources and Capacity: Does the organization have the appropriate level of experienced staff and resources to execute the proposed project and the aptitude to meet the need?
- Encouraging Partnerships: Does the proposed project involve new or existing partnerships with other service providers in the community?
- Cost Benefit: How does the cost of the proposed project compare to its proposed output and outcome accomplishments?
- Leveraged Funds: Has the organization secured additional funding sources or in-kind support to cover the proposed project?
- Self Sufficiency: Will the proposed project be self-sufficient and no longer required CDBG funding after one year? A few years?
- New Public Service Program: Is the proposed project offering a new service and is it available from any other providers in the community?

The primary obstacle to meeting underserved needs is the limited funding resources available to address identified priorities. The Town of Arlington continues to collaborate with other public agencies and non-profit organizations, when feasible, to leverage resources, and maximize outcomes in housing and community development.

A secondary obstacle was outlined in a prior section with regard to the preservation and creation of affordable housing. The Town has a 2015 Master Plan stating that this is an important townwide goal. The Town also has an adopted and approved 2016 Housing Production Plan noting several strategies that will help the town achieve housing goals. One obstacle that requires administrative and political persistence relates to amending local zoning to improve opportunities to create new affordable housing. The plan will be updated in the coming year and must work to match the community's desire for more affordable housing with practical strategies to make it happen to ensure these obstacles are overcome.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	Affordable Housing
	Target Area	
	Goals Supported	Affordable Housing Development Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$250,000
	Description	<p>The HCA Capital Improvement Program supports capital improvements to existing affordable rental housing. This project is expected to benefit nine (9) households and complies with national objective LMH. This project is funded at \$200,000.</p> <p>The Menotomy Weatherization Program Energy Efficiency Program supports the funding of energy efficiency improvements for income qualifying Arlington residents. This project is expected to benefit fifteen (15) households and complies with national objective LMH. This project is funded at \$50,000.</p>
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	<p>9 units in the HCA affordable housing rental portfolio will be rehabilitated benefiting 9 low-income households.</p> <p>15 households will energy efficiency upgrades. All households make a low- or moderate-income.</p>
	Location Description	Town-wide and at 2 Smith Street, 122-124 Washington Street, 258-260 Massachusetts Avenue and 113 Medford Street, as well as other locations in Arlington.

	Planned Activities	<p>HCA will replace a furnace at 2 Smith Street, install new siding and porch repair and painting on a two family at 122-124 Washington Street, install new water service to a two family at 113 Medford Street and replace 6 kitchens at the Mass Ave Preservation project.</p> <p>The Energy Efficiency Program will assist low to moderate income Arlington residents access home energy efficiency assessments to determine, plan, implement and fund energy efficient improvements to their home. Energy efficient improvements may include: weatherization measures (insulation, energy efficient window replacement and air sealing); solar water heating systems and upgrades to energy efficient on-demand water heaters). The program will result in improved energy efficiency and lower energy costs for residents. The program will provide grants to fund the improvements/upgrades, in addition to technical assistance to plan and implement the program.</p>
2	Project Name	Economic Development
	Target Area	
	Goals Supported	<p>Increase Economic Development Opportunities</p> <p>Increase Access to Jobs, Education, Transportation Public Services</p>
	Needs Addressed	Economic Development
	Funding	CDBG: \$50,000
	Description	The Substantial Amendment will reallocate this funding to supplement the Arlington Small Business COVID-19 Relief Program, which is designed to support microenterprises sustain their business through the coronavirus pandemic.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5 microenterprises.
	Location Description	Town-wide

	Planned Activities	The Substantial Amendment will relocate this funding to the Arlington Small Business COVID-19 Relief Program. This grant program makes grants of up to \$10,000 to Arlington microenterprises to sustain business through the coronavirus pandemic. The Department of Planning and Community Development provides technical assistance to the qualified microenterprises.
3	Project Name	Public Services
	Target Area	
	Goals Supported	Increase Access to Jobs, Education, and Transportation
	Needs Addressed	Public Services
	Funding	CDBG: \$173,462
	Description	Public services include activities for low to moderate income residents of various ages. Activities help to provide and increase access to transportation, year-round recreation programs, health services, academic support, and job opportunities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3100 individuals. These activities will primarily and directly benefit youth and elderly residents of families who make a low- to moderate-income.
	Location Description	Town-wide
	Planned Activities	Services include skilled nursing care, transportation and volunteer organization for senior activities, summer and year-round scholarships for income eligible children/families to participate in programs offered by the Town's Recreation Department, the Arlington Boys and Girls Club, and Fidelity House, academic support, teens employment, and mental health and domestic violence counseling.
4	Project Name	Public Facilities, Infrastructure and Parks
	Target Area	
	Goals Supported	Enhance Parks, Public Facilities and Infrastructure

Needs Addressed	Public Facilities, Infrastructure, and Parks
Funding	CDBG: \$499,859, Substantial Amendment: \$957,296
Description	Improving accessibility in targeted areas in town and conduct fit out work on a new food bank facility in town.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	12,145 people who make a low- to moderate-income.
Location Description	Town Hall Plaza, 730 Massachusetts Avenue, 108 Summer Street, Whittemore Park, 117 Broadway, and curb ramps in Arlington Center
Planned Activities	<p>The Town Hall Plaza project will conduct restoration of the main entry plaza at Arlington's historic Town Hall. The restoration will remove barriers and conditions that present potential accident hazards especially for individuals living with a disability and those over 65 years old.</p> <p>The Whittemore Park Revitalization project will fund accessibility improvements to the Jefferson Cutler House, which is home to the Cyrus Dallin Museum. Phase II would include creating a new accessible path to the rear door of the Jefferson Cutter House, as well as, improvements to the rear stairway.</p> <p>The Food Link Capital Funding project will fund the purchase and installation of an accessible platform lift to make their facility accessible to all members of the community. Purchase and installation of generator to provide backup power in the event of prolonged power outage(s). Purchase and installation of solar panel system to create an energy efficient building. Banding of the floor slab edges. Repair of existing cracks to building façade, stucco and paint entire building envelope.</p> <p>The Substantial Amendment will also support Arlington EATS fit out of the new market at 117 Broadway, which will increase access to food for Arlington residents that are food insecure.</p> <p>The Substantial Amendment will also support the Department of Public Work's annual curb ramp project. Approximately 45 curb ramps will be improved and made to be accessible.</p>

5	Project Name	Planning
	Target Area	
	Goals Supported	Improve Condition of Existing Housing Increase Economic Development Opportunities Enhance Parks, Public Facilities, and Infrastructure Increase Access to Jobs, Education, and Transportation Planning and Administration
	Needs Addressed	Economic Development Affordable Housing Public Facilities, Infrastructure, and Parks Public Services
	Funding	CDBG: \$134,335
	Description	Staff works on CDBG-related projects.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Town-wide
	Planned Activities	Duties and responsibilities involve data gathering and analysis, local and comprehensive planning and zoning, affordable housing studies and implementation. These funds will also be used to fund planning activities including an assessment of fair housing and public outreach related thereto, housing production, and investigating designating Arlington Center a Neighborhood Revitalization Strategy Area.
6	Project Name	Administration
	Target Area	

Goals Supported	Improve Condition of Existing Housing Increase Economic Development Opportunities Enhance Parks, Public Facilities, and Infrastructure Increase Access to Jobs, Education, and Transportation Planning and Administration
Needs Addressed	Economic Development Affordable Housing Public Facilities, Infrastructure, and Parks Public Services
Funding	CDBG: \$86,551
Description	Staffing related to CDBG administration.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Town-wide
Planned Activities	Sub recipient management, program development, community engagement, plan development, and fiscal responsibilities.

AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The majority of CDBG funding in Year 1 is allocated to projects for which individual person or household's income determines eligibility, not geography. Two projects that are occurring in a specific geographic region are the ADA-compliant Town Hall Plaza Restoration project and the Whittemore Park Revitalization Project, Phase II.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Arlington prioritizes all low and moderate income residents through CDBG funding, rather than focusing solely on residents who live in a particular area of town. While this is again the case for most funding, the Town will focus some of the work on the ADA-compliant Town Hall Plaza Restoration project and the Whittemore Park Revitalization Project, Phase II, as well as the Fit Out of the Arlington EATS market and the curb ramp projects in the higher need areas of Town.

AP-85 OTHER ACTIONS - 91.420, 91.220(k)

Introduction

As is standard practice, the Consolidated Plan helped shape the Year 1 Annual Action Plan, the first year covered by this Consolidated Plan. The activities selected for Year 1 funding were chosen through a formal solicitation process and will provide services and address identified needs for residents of all ages, and make immediate impacts to residents who make a low- to moderate-income. Arlington continuing to expand its accessibility improvements throughout town; Year 1 includes ADA-compliant work at the Town Hall Plaza and the Whittemore Park Revitalization Project.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved affordable housing needs of low- and moderate-income individuals and households continues to be lack of available resources compared to demand. Considering the level of public subsidy required to develop affordable housing and the intense real estate market in Arlington, the Town is only able to fund a few projects every five years through CDBG and CPA. The Town also seeks to HOME funds through the North Suburban Consortium in order to maximize and leverage limited available resources. While this limitation is beyond the Town's ability to address, the Town is committed to working with the Arlington Housing Authority and housing developers, both for-profit and non-profit, to identify development opportunities and secure the necessary resources. Addressing zoning constraints in Arlington can also open opportunities for redevelopment in a community where there is limited available land for new development.

The rising home values in Arlington continue to compound the obstacles for new homebuyers as the number of properties out of reach to prospective buyers is increasing.

Another obstacle to addressing underserved needs is the challenges of a changing job market. The demands for a higher educated workforce have shut many low and moderate income persons out of living wage jobs. The Town is beginning to address this obstacle through job training and technical assistance to microenterprises.

Actions planned to foster and maintain affordable housing

As mentioned previously, the Town supports affordable housing financially and through policy. For the first year of this Consolidated Plan, funding has been allocated to the upkeep of affordable housing by the Housing Corporation of Arlington, whose demand for affordable rental housing remains high. The Town seeks to engage with property owners to ensure that affordable units are not lost due to expiring subsidies or when “naturally occurring affordable housing” is lost due to property transfers. The Town also seeks to continue to engage with developers to identify opportunities to create new affordable housing.

Actions planned to reduce lead-based paint hazards

The Town will ensure compliance with Massachusetts lead laws on all homebuyer assistance and developer-driven projects, homeowner and rental. All new affordable housing is lead-free.

The Arlington Health Department was consulted on the Town's response to lead in homes. Once contacted by a resident, the Board of Health conducts a lead determination if there is a child under the age of six residing at a property. An inspector tests painted areas in the home to determine if lead is present. If a positive result is found, the Lead Inspector orders the owner of the property to bring the home into compliance. In the past year the Health Department has not conducted a home inspection or issued an order to owners for compliance. The Health Department will continue this method of addressing lead in Arlington homes.

Actions planned to reduce the number of poverty-level families

The public services that provide childcare, including Fidelity House and the Arlington Boys and Girls Club, theoretically allow parents to hold jobs while their children are being cared for.

The Economic Development Program will connect job seekers with employers who can provide skills and jobs which will ultimately provide stability for low- to moderate-income individuals. The program will provide local employers with a qualified pool of applicants.

Actions planned to develop institutional structure

The lead agency for the Consolidated Plan and Annual Plan is Arlington's Department of Planning and Community Development. The Department initiates the administration, organization, and preparation of the Consolidated Plan and Annual Action Plan and coordinates with the public, private, and non-profit entities through which it will carry out the plan. It is responsible for administering HUD funds and oversight of the Five-Year Consolidated Plan and Annual Plans.

During the development of this plan, the Town consulted with various key stakeholders, Town Departments, and neighboring communities. In addition, the Department of Planning and Community Development works closely with the CDBG Subcommittee to review the yearly allocations and awards.

Throughout each year of this Consolidated Plan, the Department of Planning and Community Development coordinates with housing developers, homelessness prevention providers, including through the Continuum of Care and local agencies, and public service agencies to ensure that priority needs are relevant and activities are developed to address all priority needs. These relationships have resulted in a cooperative effort between the many organizations in the community to enhance the availability, adequacy, and affordability of the community for low- and moderate-income residents in Arlington.

Actions planned to enhance coordination between public and private housing and social service agencies

The Town benefits from a strong network of Arlington-based providers as well as a network of regional housing and human services providers. The Town directly operates quality programs through its Department of Health and Human Services, which will ensure coordination of its programs with regional providers. The Housing Corporation of Arlington and the Arlington Housing Authority communicate when there is a need for a unit, especially when there is an immediate need for housing and a person is facing homelessness. Finally, the Town acts as a first point of contact for people when they are in need of housing; while the Town does not have its own units to provide, the Town is able to provide residents information on how to contact the entities in Town that may have units and to get on their waitlists. The Town also coordinates its housing agenda with the surrounding towns through its membership in the North Suburban HOME Consortium.

AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.420, 91.220(l)(1,2,4)

Introduction

The Town of Arlington maintains administrative capacity through the following: (1) continued contact with HUD staff, (2) participation in any HUD-sponsored training (either in person or via HUD Exchange), and (3) active membership in the National Community Development Association (NCDA). These contacts enhance and reinforce the capacity of capable staff in meeting regulatory requirements unique to the CDBG program, including but not limited to the specific requirement described in AP-90.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$66,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	\$66,000

Other CDBG Requirements

- | | |
|---|-----|
| 1. The amount of urgent need activities | \$0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. | 95% |

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.